

# NLIHC's HoUsed Campaign for Long-Term Housing Solutions

March 11, 2025

# Welcome & Updates



**Renee Willis**

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# Agenda



## **Defending HUD's Vital Programs**

- *Special Guest:* Congresswoman Maxine Waters (D-CA)

## **Communities Taking Action to Defend Housing & Homelessness Resources**

- Rachel Fee & Shakti Robbins-Cubas, New York Housing Conference
- Kelly Sue Waller, Community Organizer, Tennessee Renters United

## **Policy Update**

- Kim Johnson, Policy Manager, NLIHC

## **Resources & Next Steps**

# Defending HUD's Vital Programs



## **Congresswoman Maxine Waters**

*43<sup>rd</sup> District of California*

*Ranking Member, House Financial Services Committee*

United States House of Representatives

# Communities Taking Action to Defend Housing & Homelessness Resources



**Rachel Fee**

*Executive Director*

New York Housing Conference

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**Shakti Robbins-Cubas**

*Senior Policy Analyst*

New York Housing Conference

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# Defending Housing Resources in New York: NYHC

*March 2025*

# Strategies to Defend Housing

## Disseminating Information

- Bi-Weekly Affordable Housing Advocacy Call
  - NYHC gives policy updates at the federal, state and city level
  - Partners can share information and coordinate advocacy
- Maintain relationships with city & state housing leadership
- Press outreach and communication
- Regular newsletters with analysis showing impact on NY

## NY Delegation Breakfast

- Annual convening of NY Congressional Delegation, city & state leadership and affordable housing stakeholders focusing all parties on key issues facing affordable housing in shared agenda

## Federal Advocacy Page

- Provide resources, tools and opportunities to support our advocacy
- Sign-on letter to the NY delegation
- Affordable Housing Snapshots





### Housing Costs Are Crushing NY Renters

- **2 million NY renter households are cost burdened.**<sup>1</sup> The median income for New York renters is \$56k, half that of homeowners\*. Cost burden is the primary cause of housing insecurity.
- **New York's homelessness rate is double the national rate.** 158,020 people experienced homelessness in 2024.<sup>2</sup>
- **New York is not producing enough housing.** NY increased supply only 5.9% from 2012 to 2022, ranking 32 nationally in production. During this period of low supply growth, monthly costs grew rapidly for renters (39%) and homeowners (28%).<sup>3</sup>



### HUD Help NY's Most Vulnerable Renters

- **67% are seniors, children, or people with disabilities.**<sup>4</sup>
- **\$23,675 is the average household income.**<sup>5</sup>



### HUD Assistance Helps Housing Stability!

- **1,069,400 New Yorkers are stably housed thanks to HUD programs,** including over 1 million living in cities and suburbs, and over 50,000 in rural areas and small towns<sup>4</sup>.
  - › Section 8 Housing Choice Vouchers help half a million New Yorkers stay housed, preventing evictions and buy necessities like food, childcare and healthcare.
  - › 482,000 New Yorkers live in HUD-assisted buildings including public housing, project-based Section 8 and housing for the elderly and disabled persons\*\*.
- **In FY23, NY received \$140M in HOME used to fund senior and supportive housing and \$318M in CDBG to meet critical local housing needs including planning, code enforcement and emergency repairs.**<sup>5</sup>



### LIHTC Expansion Can Help Spur Affordable Supply

The **Low Income Housing Tax Credit (LIHTC)** is critical to **building and preserving affordable housing.** Tax-Exempt Private Activity Bonds help financing 70-80% of affordable housing new construction and expansion will help New York's shortage of **711,403 affordable homes.**

Since 1986, the housing credit has:

- Built or preserved over 270,000 homes for 630,000 households
- Generated over \$52 billion in wages and business income and almost \$19 billion in tax revenue
- Supported over 462,000 jobs for one year\*\*\*

### District Housing Data

- 53% renter households are cost burdened.
- 31% spend half of income on rent\*.
- Median renter income is \$61,804.

### HUD KEEPS 31,693 DISTRICT RESIDENTS STABLY HOUSED

- 1,426 live in public housing
- 25,578 benefit from Section 8 Vouchers
- 4,301 live in Project-based Section 8
- 372 seniors & disabled persons in HUD 202 & 811 housing programs\*\*

### THE LOW-INCOME HOUSING TAX CREDIT DISTRICT IMPACT HAS GENERATED

- 4,362 homes and \$302 million in tax revenue and \$833 million in wages and business income and 7,382 jobs\*\*\*

# Affordable Housing Snapshots

- District snapshots communicate what's at risk
- Highlight key data on housing need and impact of federal affordable housing resources for the state and by Congressional district
- Provides another touch point for delegation
- Provides tool for advocates

1. HUD, Comprehensive Housing Affordability Strategy (CHAS), New York: 2017-2021 ACS  
2. NYS Comptroller, "New Yorkers in Need: Homelessness in NYS" Jan 2025  
3. NYS Comptroller "New Yorkers in Need: The Housing Insecurity Crisis" Feb 2024  
4. CBPP, "New York Federal Rental Assistance Fact Sheet"  
5. HUD Community Assessment Reporting Tool

\* U.S. Census Bureau, American Community Survey, ACS 1-Year Estimates Detailed Tables, Table B25119, 2023

\*\* HUD, A Picture of Subsidized Households

\*\*\* The Action Campaign NYS & Congressional District Fact Sheet



# Snapshots Use Publicly Accessible Datasets

## American Community Survey (ACS)

- *Housing Costs as a Percentage of Household Income*
- *Median Household Income by Tenure*

## HUD's Picture of Subsidized Households

- *Demographic data on assisted households*

## HUD's Community Assessment Reporting Tool

- *Data on grants such as HOME & CDBG*



### Housing Costs Are Crushing NY Renters

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# Messaging On Housing Market Impact

## Climate of Uncertainty

- *Funding disruptions and staff reductions delaying current affordable projects*
- *Deep staffing cuts at FHA in particular could cause instability across the entire housing finance market*
- *Lenders, owners and developers spooked and will view affordable deals as increasingly more risky*

## Voters Want Action on Housing

- *Republicans swept the 2024 election due to voter frustration on cost inflation, housing is inflations biggest driver. So far policies are hurting housing not helping.*

# Communities Taking Action to Defend Housing & Homelessness Resources



**Kelly Sue Waller**

*Community Organizer*

Tennessee Renters United

[kellysue@fight4thesouth.org](mailto:kellysue@fight4thesouth.org)





TN RENTERS  
UNITED

**Organizing our base**  
**around HUD/DOGE**



Presented by Kelly Sue Waller







# URGENT!

## Stop cuts to affordable housing

DOGE plans to slash HUD by half and fire a bunch of people. Rental assistance, housing vouchers and other programs will be gutted through proposed budget cuts for 2025.

HUD (Housing and Urban Development) is the federal department that manages and funds public housing, Section 8, rural development housing, and critical aspects for disaster relief. These cuts will hit elderly and disabled renters hard!

Join TN Renters' United on Zoom for a virtual town hall where we will discuss how proposed cuts will affect our community and what we can do now to fight back and stop this attack on our families.

**March 6th 2025  
6:30 PM on Zoom**

REGISTER HERE:  
[bit.ly/standuptn](https://bit.ly/standuptn)



HANDS OFF HUD!



## STOP CUTS TO AFFORDABLE HOUSING

Email your congress members today



Email Congress:  
[bit.ly/stophudcuts](https://bit.ly/stophudcuts)

DOGE plans to slash HUD staff by half and eliminate other funding. Housing for elderly & disabled neighbors, public housing, Section 8, rural development housing, rental assistance, and disaster relief will be slashed.

Email your senators & representatives today & join TN Renters United to stand up!





# HOUSING FOR ALL TENNESSEE



## HOUSING AND HOMELESSNESS DAY ON THE HILL

February 18, 2025

[bit.ly/doth2025](https://bit.ly/doth2025)



OPEN TABLE NASHVILLE







# **Actions taken**



1. Email or call your congress member - <https://bit.ly/stophudcuts>
2. Share on social media
3. Set up a meeting with your congress member
4. Go to their public events and speak out against these cuts
5. Public forum to educate & take action
6. Vigil





# Policy Update



**Kim Johnson**

*Policy Manager*

National Low Income Housing Coalition

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# Policy Update



## State of Play

- Congress is almost five months behind schedule in passing an FY25 budget for HUD
- Federal government operating on a CR until Friday (March 14)

## **House Republicans released on Saturday proposal for a CR that would last through September**

- Flat fund federal programs, including HUD, plus additional funding for key programs

## Details of the CR

**Topline:** The bill would cut \$13 billion in domestic spending from the previous fiscal year, while also proposing funding adjustments for some federal programs, including an additional \$6 billion in defense spending and additional spending for some key HUD programs:

- **\$32.14 billion to renew contracts under HUD's Tenant-Based Rental Assistance (TBRA) program**, a \$3.65 billion increase from the previous fiscal year.
- This increase would likely not be sufficient to cover the needed cost of voucher renewals, and would result in an [estimated loss of 32,000 vouchers](#) from the program if enacted.

# Policy Update



## Details of the CR

- **\$16.49 billion for HUD's Project-Based Rental Assistance (PBRA) program**, a \$480 million increase from FY24.
- **\$931.4 million for Section 202**, an \$18 million increase from the last fiscal year. Section 202 provides affordable, accessible housing and supportive services for older adults.
- **\$256.7 million for Section 811**, an increase of \$48.7 million from the previous fiscal year. Section 811 provides affordable, accessible housing and supportive services to help people with disabilities live in communities, rather than institutionalized settings.

# Policy Update



## Details of the CR

- **Homeless Assistance Grants:** CR gives the HUD Secretary the authority to “repurpose funds made available” for the [Continuum of Care \(CoC\) Builds](#) program to instead fund CoC renewals.
  - A Notice of Funding Opportunity (NOFO) for the CoCBuilds program was released last year, but the funds were never awarded.
  - **This maneuver is expected to shortfall HUD’s homeless assistance programs by an estimated \$168 million,** and impact housing services for about 20,000 people
- **\$3.43 billion for HUD’s Community Development Fund,** a \$3.29 billion cut from the previous fiscal year.
  - Most of the funding lost in the proposal would be the result of lost “earmarks,” or congressionally requested funding for community development projects, some of which would fund programs that provide shelter and other lifesaving services to people at risk of or experiencing homelessness.
- The bill would not provide additional spending for disaster recovery, nor would it address the looming early summer deadline to raise the federal debt ceiling and avoid a potentially catastrophic default on the national debt.

## What happens next?

House vote on CR expected today – with no support from Democrats, Speaker Johnson can only lose one Republican vote

- If the bill passes, it faces a steeper hurdle in the Senate – need support from 7 Democrats to pass, if every Republican votes in-favor

## *Meanwhile...*

Democratic Appropriations leaders DeLauro (D-CT) and Murray (D-WA) released the text of another short-term CR to extend federal funding until April 11

# Policy Update



**Take Action:** Contact your members of Congress and demand a final FY25 spending bill for HUD with full funding for voucher renewals!

1. Use NLIHC's [Take Action page](#) to contact your members quickly and easily!
2. [Tell your elected officials](#) about the impact of HUD programs on you, your family, and your community
3. Use NLIHC's "[Oppose Dramatic Cuts to Federal Investments in Affordable Housing](#)" toolkit for talking points, or to schedule a meeting with your Congressional offices!

# Resources & Next Steps



Learn more about [DOGE's plan](#) to gut HUD staff, and add your organization to a [national sign-on letter](#) to protect HUD's workforce.

If you or your program have been impacted by staffing cuts, you can [share your story](#) with the National Housing Law Project!

Access the [NYHC's resources](#) on the impact of potential HUD staffing cuts.

Follow [Tennessee Renters United's](#) work!

Use NLIHC's resource, "[Oppose Dramatic Cuts to Affordable Housing Investments](#)," to advocate for FY25 funding.

View [recordings](#) of previous National Calls, and [register](#) for future calls

**Join our next National HoUsed Campaign Call:  
Tuesday, April 8 at 4:00 -5:00 pm ET**