National Affordable Housing Policy

Linda Couch, Vice President Housing Policy, LeadingAge
Better Data

MANY OLDER ADULTS ARE BURDENED BY HOUSING COSTS

THE NUMBER OF OLDER ADULTS IN THE US IS GROWING

APPENDIX TABLES

EXPLORE THE MAP

DOWNLOAD

HOUSING AMERICA’S OLDER ADULTS
2018

A SUPPLEMENT TO THE STATE OF THE NATION’S HOUSING REPORT
Better Data

### Households Age 80 and Over

<table>
<thead>
<tr>
<th>State</th>
<th>Owners</th>
<th>Renters</th>
<th>Share of All Households (Percent)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Moderately Burdened</td>
<td>Severe Burdened</td>
<td>Total Burdened</td>
</tr>
<tr>
<td>United States</td>
<td>783.3</td>
<td>770.6</td>
<td>1,553.9</td>
</tr>
<tr>
<td>New Jersey</td>
<td>36.7</td>
<td>46.1</td>
<td>82.8</td>
</tr>
</tbody>
</table>

### Share of All Households (Percent)

<table>
<thead>
<tr>
<th>Metropolitan Area</th>
<th>Households Aged 50-64</th>
<th>Households Aged 65-79</th>
<th>Households Age 80 and Over</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Moderately Burdened</td>
<td>Severe Burdened</td>
<td>Total Burdened</td>
</tr>
<tr>
<td>United States</td>
<td>14.8</td>
<td>14.2</td>
<td>28.9</td>
</tr>
<tr>
<td></td>
<td>16.0</td>
<td>15.1</td>
<td>31.1</td>
</tr>
<tr>
<td></td>
<td>16.6</td>
<td>19.7</td>
<td>36.3</td>
</tr>
<tr>
<td>New York-Newark-Jersey City, NY-NJ-PA</td>
<td>19.0</td>
<td>20.6</td>
<td>39.7</td>
</tr>
<tr>
<td></td>
<td>19.9</td>
<td>24.9</td>
<td>44.9</td>
</tr>
<tr>
<td></td>
<td>23.1</td>
<td>32.6</td>
<td>55.8</td>
</tr>
</tbody>
</table>
The share of elderly individuals experiencing sheltered homelessness has nearly doubled, from 4.1 percent in 2007 to 8 percent in 2017, a sharper rise than the share of all U.S. individuals 62 or older.
There is a severe lack of housing affordable to older adults with low incomes in the United States. Because of the shortage of affordable housing, according to the Joint Center for Housing studies of Harvard University's Housing America's Older Adults 2018, about 4.9 million older adults pay more than 50% of their incomes for housing. For the lowest income seniors, this results in 70% less being spent on health care and 53% less on food than their non-housing cost burdened peers. An increasing number of older people are homeless.

Did You Know?
Only 1 in 3 Eligible Seniors Receive Housing Assistance
President's FY20 Request

- 19% cut requested.
- 5% cut to Section 202.
- Freeze contract rents.
- Rent reform and work requirement proposals.
- Keeps Non-Defense Discretionary caps.
President's FY20 Request

Rent Reform

- Eliminate all deductions and exclusions.
- Elderly/Disabled Rent to 30% gross.
- NON-Elderly/Disabled Rent to 35% gross.
- Work Requirements for NON-Elderly/Disabled.
- Change Definition of “Elderly Household.”
New Jersey’s HUD Housing for Older Adults

Section 202: Almost 10,000 apartment homes in about 150 communities

• About two-thirds are Section 8 Project-Based Rental Assistance – subsidized
• About one-third are Project Rental Assistance Contract – subsidized

Public Housing: 45% of state’s 27,000 public housing apartments are led by older adults

Housing Choice Vouchers: 27% of state’s 63,000 Housing Choice Vouchers households led by older adults
HUD’s FY20 Budget Request:
New Member Education

2nd District
Jefferson Van Drew
Democrat
Since Jan 3, 2019
(Current term ends Jan 3, 2021)

3rd District
Andy Kim
Democrat
Since Jan 3, 2019
(Current term ends Jan 3, 2021)

7th District
Tom Malinowski
Democrat
Since Jan 3, 2019
(Current term ends Jan 3, 2021)

11th District
Mikie Sherrill
Democrat
Since Jan 3, 2019
(Current term ends Jan 3, 2021)
Spending Caps

Regular Discretionary Spending: BCA Caps and Alternative BBA18 Scenario

- Billions, Budget Authority
- Fiscal Year: 2017, 2018, 2019, 2020, 2021

Lines:
- Blue: Defense, BCA
- Red: Non-defense, BCA
- Blue dashed: Defense, Alternate
- Red dashed: Non-defense, Alternate
Appropriations

House HUD Appropriations Subcommittee Bill:

• New 202 funding.
• New Service Coordinator funding.
• Full renewal funding for rental assistance contracts and service coordinators.
• Increased funding for homeless assistance programs.
• Significant expansion of HOME, CDBG funds.
• Protection of national Housing Trust Fund.

• Revenue from FHA.
• Timeline for Senate action and final bill.
FY19 HUD Formula Allocations

- **CDBG**: $39M ($6.7M non-entitlement)
- **HOME**: $12M ($5M non-entitlement)
- **Housing Trust Fund**: $7.7M
Low Income Housing Tax Credit Bills Coming

Senate: Cantwell-Young-Wyden-Isakson
House: DelBene-Marchant-Beyer-Walorski ?

Key features:
• 50% state allocation increase (in both bills?)
• Year-15 fixes
• 50% basis boost for units in communities serving >20% ELI households.
• 4% rate floor for credits used for acquisition and bond-financed developments.
• Name change to the Affordable Housing Tax Credit.

Last session:
• Both Senators Menendez and Booker.
• Representatives Pascrell, Norcross, Sires, Smith, and Watson Coleman.
New Jersey LIHTC Allocation 2019

$24M

+ 50% = $36M!
Other Legislative Activity

Housing plus services

Infrastructure package

House inspections bills?

Homelessness

HUD oversight
Key Delegation Members

Senator Menendez
(Banking’s Housing Subcommittee Ranking Member)

Representative Gottheimer
(Financial Services)

Representative Pallone
(Energy & Commerce Chair)

Representative Pascrell
(Ways & Means)

Representative Watson Coleman
(House HUD Appropriations Subcommittee)
@ HUD

- New 202 $$
- RAD for PRAC
- Inspections
- Service Coordinators
- New home modification program
- Mixed-Status Proposed Rule
Questions????????????

Thank you!
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