

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Overview of Rental Assistance Programs

In 2021, 80 percent of HUD's non-emergency discretionary appropriations were provided for rental assistance.¹ Rental assistance is a major part of HUD's mission, but it only serves approximately 1 in 4 eligible families. The 2022 Budget requests \$54.3 billion for rental assistance programs across HUD or 79 percent of the total request and will serve nearly 4.8 million families.

Program	Families Served in 2020	Percent of Rental Assistance
Project-Based Rental Assistance	1,224,484	27%
Public Housing Fund	880,109	19%
Housing for the Elderly (Sec. 202)	123,571	3%
Housing for Persons with Disabilities (Sec. 811)	32,308	1%
Tenant-Based Rental Assistance	2,330,177	51%
Total, Families Served by Rental Assistance Programs in 2020	4,590,649	

CARES ACT AND AMERICAN RESCUE PLAN

The Coronavirus Aid, Relief, and Economic Security Act, P.L. 116-136 (CARES Act) provided \$3.0 billion for rental assistance programs to prepare for, prevent, and respond to the ongoing COVID-19 pandemic. This provided funding to Tenant-Based Rental Assistance (TBRA) (\$1.3 billion), Public Housing Operating Fund (\$685 million), Project-Based Rental Assistance (PBRA) (\$1.0 billion), Housing for the Elderly (Section 202) (\$50 million), and Housing for Persons with Disabilities (Section 811) (\$15 million). Additionally, TBRA received \$5.0 billion for emergency vouchers in the American Rescue Plan Act of 2021, P.L. 117-2. These supplemental appropriations have allowed HUD to provide additional resources to ensure stable housing to families during a difficult public health crisis.

These funds made it possible for public housing authorities and multifamily property owners to keep tenants housed despite the challenges they have faced due to the pandemic. Many families faced the loss of jobs, lack of childcare, illness, and isolation, but these funds helped make sure that they could stay in their housing. HUD's partners in State and local governments, Public Housing Agencies (PHAs), and private owners, worked hard to keep families housed during this difficult period. As the funds from the American Rescue Plan's emergency vouchers continue to work their way into communities nationwide, more families will be supported in these challenging times. HUD continues to work with PHAs and property owners to monitor the effects of the pandemic and provide support to HUD assisted families.

VOUCHER EXPANSION PROPOSAL

HUD recognizes that the housing affordability crisis existed before the current pandemic. Rent costs increased 13 percent since 2000 compared to renter incomes which ebbed and flowed with the

¹ Rental Assistance, as defined by HUD, includes Tenant-Based Rental Assistance, the Public Housing Fund, Project-Based Rental Assistance, Housing for the Elderly, and Housing for Persons with Disabilities.

economy and in 2019 were only up 1 percent since 2000.² To address this problem, the 2022 Budget proposes \$30.4 billion for the Housing Choice Voucher program, which includes an expansion of the number of vouchers available to those who currently qualify for rental assistance by 200,000 units. HUD requests \$1.6 billion for these new incremental vouchers, the largest one-year increase in housing vouchers since the program was authorized, to support affordable housing and provide greater access to areas of opportunity. The 200,000 new vouchers will increase affordable housing and provide greater access to areas of opportunity for very-low income families and individuals that are experiencing or at-risk of homelessness. This includes families and individuals fleeing, or attempting to flee domestic violence, dating violence, sexual assault, or stalking. In addition, the request includes \$491 million for mobility-related supportive services to assist families to rent in areas of greater opportunity. The Administration looks forward to working with the Congress to build on this investment and achieve its long-term goal of providing housing vouchers to all eligible households, while increasing the program's impact on equity and poverty alleviation.

PRESERVING AND SUPPORTING AFFORDABLE HOUSING

Public Housing: The 2022 Budget provides \$8.6 billion for the Public Housing program, or \$769 million over 2021 enacted. It also continues to request the Capital Fund and Operating Fund in a single account, the Public Housing Fund, which was enacted in the 2021 Appropriation. This request will enable PHAs to operate, maintain and make capital improvements to approximately 960,000 affordable public housing units in 2022, serving nearly 1.8 million residents. These investments will reduce carbon emissions and increase the climate resilience of our housing stock while improving indoor air quality and creating healthier and safer homes for families. It also enables HUD to continue investing in public housing capital strategies like the Rental Assistance Demonstration which leverages Federal resources to attract additional investment to address the public housing capital needs backlog.

Multifamily Housing: The 2022 Budget includes \$15.5 billion in funding for HUD-assisted multifamily properties: Project-Based Rental Assistance, Housing for the Elderly, and Housing for Persons with Disabilities. These properties serve 1.4 million families and are crucial to the affordable housing stock in America. In addition to supporting operational expenses across these programs, the Budget provides \$30 million to support budget-based rent increases for service coordinators in the Project-Based Rental Assistance program. These crucial coordinators are a cost-effective way to support seniors aging-in-place and prevent premature institutionalization in nursing homes. In addition, with increasing demand for supportive housing for the elderly and persons with disabilities, the Budget provides \$180 million for Capital Advances. These funds will be used by communities to fund approximately 2,000 new units for the elderly and persons with disabilities. To further the Administration's goals to improve energy efficiency and increase resilience, the Budget also includes \$250 million for loans and grants for multifamily property owners under a new Green and Resilient Retrofit program.

² America's Rental Housing 2020 Report. Joint Center for Housing Studies, Harvard University (https://www.jchs.harvard.edu/sites/default/files/reports/files/Harvard_JCHS_Americas_Rental_Housing_2020.pdf).