

Housing Policy



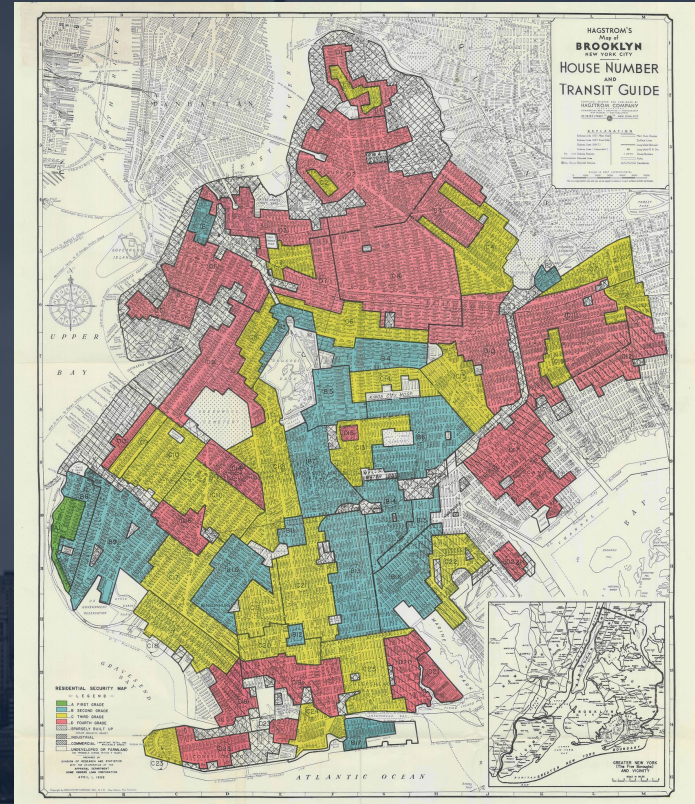
Overview

- What is Housing Policy?
- Voucher System
 - 30% of income goes to rent



History

- Great Depression and New Deal
- Racial Disparities
 - Red lining





Important Statutes in U.S. Housing Policy

Depression Era - 1974

1934 - National Housing Act

- Established FHA
- Loan Disparities

1937 - United States Housing Act

- Provided Federal Subsidies
- Less federal construction projects
- Federal \$\$\$ funding local housing

1968 - Fair Housing Act

- Protection from discrimination when renting / buying a home
- Department of HUD

1974- Section 8 Amendment

- Passed the Housing Choice Voucher program

1990 - today

1999 - Faircloth Amendment

- Capped the number of Federal Housing Units
- HUD can only replace existing units

2012 - Rental Assistance Demonstration

- Increases reliance on private sector to pay for housing vouchers

COVID-19 Relief Legislation



Issues and Challenges in U.S. Housing Policy

Rising Housing Prices

- Nationwide
- More renters, higher rents

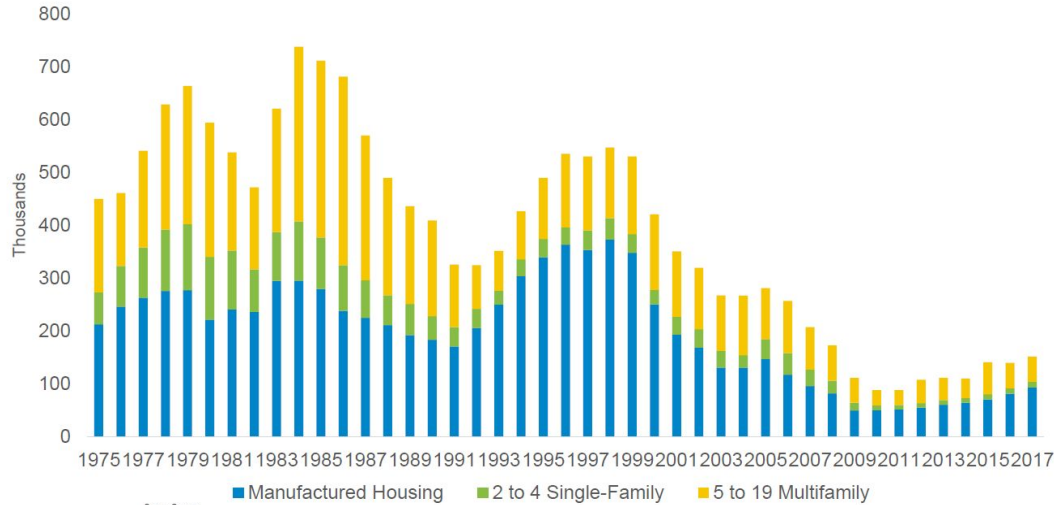
Figure 2. Rental prices

Index (Feb-20=100)



Source: BLS; Zillow; CEA

New Supply of Traditionally Affordable Housing Segments Are Shrinking



Lack of Government Funding

- Turning to private industries to fund housing vouchers

Lack of Affordable Housing

Funding and Housing Choice

Inadequate Funding for Vouchers

- Housing agencies used between 96 and 99 percent of their funds between 2011 and 2021

Racial Disparities

- Continuation of historical practices
 - Redlining and denial
- Disparity between renting and buying
- Disproportionate loss of homes
 - Increasing rent prices



Potential Policy Solutions

Increase Funding / Accessibility to Housing Choice Vouchers

- HUD suggesting that congress fund at least 140,000 new housing vouchers in the 2023 Transportation-HUD funding bill

Benefits

- ❑ Housing choice
 - ❑ Social mobility
- ❑ Decreased levels of distress
- ❑ Less behavioral issues in children
- ❑ Lower rates of alcohol abuse
- ❑ Lower rates of domestic violence

Keep and Renovate Existing Affordable Housing



- Invest in redevelopment resources
 - Address housing quality problems
- Provide incentives to landlords
- Can promote sustainable development
- Can promote community well being

Questions

- Think about your community
 - What was the housing situation there?
 - Were rent prices ever an issue you were aware of?
 - Were there affordable housing units?
- How do you think the idea of housing will develop and change with younger generation?

References

Bailey , Peggy. "Priced Out: The State of Housing in America." *Cbpp.org*, Center on Budget and Policy Priorities , 21 July 2022,
<https://www.cbpp.org/research/housing/priced-out-the-state-of-housing-in-america>.

Dworkin, David. "Two Issues Define America's New Housing Crisis ." *Nhc.org*, National Housing Conference , 2022, <https://nhc.org/two-issues-define-americas-new-housing-crisis/>.

Leacock, Kevin. "A Brief History of Housing Policy in the U.S." *National Nurse-Led Care Consortium* , National Nurse-Led Care Consortium , 29 Oct. 2019,
<https://nurseledcare.phmc.org/advocacy/policy-blog/item/641-a-brief-history-of-housing-policy-in-the-u-s.html>.

Quigley, John M. "Housing Policy in the United States ." *Urbanpolicy.berkeley.edu*, University of California, Berkley , <https://urbanpolicy.berkeley.edu/pdf/QHousingPolicyProof090106.pdf>.