



# U.S. Department of Housing and Urban Development

## Affordable Housing Landscape – Strategies for Supply and Access

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# Affordable Housing and the HUD National Strategic Plan



# HUD's Strategic Goals



Support  
underserved  
communities

Ensure access to &  
increase production  
of affordable housing



Promote  
homeownership

Advance  
sustainable  
communities



Strengthen HUD's  
internal capacity



# Strategic Goals for Affordable Housing and Homelessness

## Strategic Goal 1: Support Underserved Communities

Fortify support for underserved communities and support equitable community development for all people.

- 1A: Advance Housing Justice

Fortify support for vulnerable populations, underserved communities, and Fair Housing enforcement.

- \*1B: Reduce Homelessness

Strengthen Federal, State, Tribal, and community implementation of the Housing First approach to reducing the prevalence of homelessness, with the ultimate goal of ending homelessness.

## Strategic Goal 2: Ensure Access to and Increase the Production of Affordable Housing

Ensure housing demand is matched by adequate production of new homes and equitable access to housing opportunities for all people.

- 2A: Increase the Supply of Housing

Enhance HUD's programs that increase the production and supply of housing across the country.

- \*2B: Improve Rental Assistance

Improve rental assistance to address the need for affordable housing.



# Strategic Plan Initiatives in HUD's Program Offices

## Housing supply and access initiatives by program area

### Community Planning and Development

- HOME ARP
- Unsheltered Homelessness demo

### Office of Housing/FHA

- IRA Green Retrofit
- 202 and Choice Neighborhoods
- Risk Sharing

### Public and Indian Housing

- EHV
- Housing Stability Vouchers
- HCV New Vouchers
- Moving to Work demonstrations

### Policy Development and Research

- FMRs
- Eviction Protection Grant Program



# Program Highlights



# HOME American Rescue Plan

**Funding to HOME Participating Jurisdictions to reduce homelessness and increase housing stability across the country.**

## Primary activities:

- Construction and reconstruction of rental housing and shelters
- Tenant Based Rental Assistance
- Services

Funding in Illinois: \$203,977,931

## Connecting with HOME PJs:

- To date: Decatur, Evanston, Madison County, Urbana Consortium and State of Illinois have submitted plans to HUD.
- Connect with local HOME PJs about the HOME ARP process and plan. See a list of [HOME ARP Grant Recipients](#).

Learn more about HOME ARP and the Submission Process:

<https://www.hudexchange.info/programs/home-arp/>



# Emergency Housing Vouchers

## Impact of the American Rescue Plan EHV Program

- First-ever special purpose voucher program within HUD to address homelessness not specific to veterans.
- Leasing at a rate faster than any previous housing voucher program within HUD
- Driving unprecedented collaboration among public housing agencies (PHAs), homeless services organizations, and victim services organizations
- Over 35,000 households have been averted from homelessness and have successfully leased their own rental housing thanks to our Emergency Housing Voucher Program. TA assistance Targets Individuals and Families:
- 50 percent of the total number of EHV's provided through President Biden's American Rescue Plan have been leased up.
- The President's Fiscal Year 2023 HUD Budget requests \$1.6 billion for an additional 200,000 new housing vouchers.
- Program is on track to reach full lease-up by the end of 2023.





# Housing Stability Vouchers

The 2021 Appropriations Act HUD made \$43,439,000 available for new incremental voucher assistance

The assistance targets individuals and families:

- Experiencing or at-risk of homelessness;
- Those fleeing or attempting to flee domestic violence dating violence, sexual assault, human trafficking, and stalking, and
- Veterans and families that include a veteran family member that meets one of the proceeding criteria.

COC-PHA Partnership Focus

- HUD will prioritize PHAs partnering with their local CoCs and/or Victim Service Providers to develop a community-wide plan to pair SVs with CoC-funded services and local resources.
- All Registrations of Interest were due from PHAs on 10/20.

 *This funding opportunity is part of a first-of-its-kind package of resources to address unsheltered homelessness and homeless encampments.*

# Section 202 Supportive Housing for the Elderly

The largest funding opportunity for deeply affordable units targeted to seniors since 2013

## About the Section 202 Program:

- Grants are offered under HUD's Section 202 Supportive Housing for the Elderly program and will be awarded to non-profit organizations across the country.
- Housing for Very low-income elderly persons over 62-years of age
- Supportive Living environment –nutrition, transportation services, et COC-PHA Partnership

## Funding:

- Up to \$174.6 million in grant funding opportunities through a Notice of Funding Opportunity (NOFO)
- Supports development of new affordable multifamily rental homes for low-income seniors (special setaside of \$15 million for intergenerational housing)
- Ongoing project rental assistance and supportive services.
- Due January 25, 2023



# FY23 Fair Market Rent (FMR) Increase

Increasing access to more rental housing through higher FMRs

HUD released fair market rents for fiscal year 2023, which increased by a national average of 10% - a significant number, as historically year-over-year increases have hovered around 4%.

- Illinois average increase: 6.4% with highest at 13.4%
- These FMRs will affect housing voucher payment standards, maximum award amounts for Continuums of Care, and rent ceilings in HOME and the Emergency Solutions Grant.

*The more than doubled increase of the FY23 FMR national average vs. FY22 is poised to allow more housing voucher holders to access affordable, stable housing in today's rental market.*



# Green and Resilient Retrofit Program

## Inflation Reduction Act makes \$1 billion available for improvements to assisted housing

The Inflation Reduction Act provided \$1 billion in funding to HUD's Office of Multifamily Housing Programs to implement the GRRP, as well as to support benchmarking of water and energy use in Multifamily assisted housing properties.

- GRRP will provide grant and loan funding to facilitate retrofits of properties to make them more energy efficient, healthier, and resilient in the face of natural disasters and climate change.
- Eligible properties will include Section 8 Project-based Rental Assistance, Section 202 Supportive Housing for Low-Income Elderly, and Section 811 Supportive Housing for Low-Income Persons with Disabilities programs.
- HUD recently closed a Request for Information, for input on GRRP program design features, energy-saving measures, low-emission technology, and resilience design measures that have proven effective in affordable multifamily buildings. In addition, HUD sought input on the ways in which it can best implement and incentivize benchmarking of energy and water consumption of assisted multifamily properties.



# Affordable Housing Initiatives



# Our Way Home

## Supports President Biden's Housing Supply Action Plan



- Inspiring communities to use HUD & other resources such as zoning changes & updated financing options, NOW to get houses built and preserve existing homes.
- Using all of HUD's program tools to enhance supply :
  1. Enhanced coordination between federal agencies for risk sharing, transit-oriented development and ARP funding.
  2. HUD and Treasury ARP funding for AH development - \$5 billion in HOME and \$350 Billion in State/Local Fiscal Recovery
  3. Directing housing supply to owner-occupants and mission -driven organizations.



# House America

## Response to homelessness crisis

Calling on local leaders to use American Rescue Plan Act resources, with other federal, tribal, state, & local resources to:

1. Re-house at least 100,000 households experiencing homelessness (at 62,000 as of September)
2. Add at least 20,000 new housing units to the development pipeline (15,500 added as of September)

Progress: More than 100 communities have signed on to House America. These Communities represent over 50% of the homeless population across the country.

- Rehousing goal commitment of more than 57,000 units
- Production pipeline of more than 44,000 units.
- In Illinois – Chicago, Cook County, St. Clair County and State of Illinois



# Discussion

