

Summary of HUD’s Unconscionable Proposals

Recently leaked federal legislation indicates that HUD is proposing to:

- **RAISE RENTS ON VULNERABLE TENANTS BY:**
 - Increasing family rent contributions from 30% of *adjusted* income to 35% of *gross* income, raising rents by more than \$2 billion per year on 1.8 million low-income families;
 - Eliminating income deductions for medical expenses, elderly/disabled tenants, minors/students, and child care expenses that were recently increased and retained;
 - Creating different rent structures for families and elderly/disabled tenants, which would increase the risk of incorrect rent calculations by public housing authorities and owners;
 - Tripling the family minimum rent to \$152.25 per month;
 - Increasing the minimum and maximum rents for tenants in the housing choice voucher, enhanced voucher, and homeownership programs, further risking their housing stability;
 - Raising the threshold for when families can request income certifications if their income decreases, which would subject tenants to high rents without relief if they lose their job or their work hours are reduced;
 - Raising the age for a tenant to be considered “elderly” from 62 to 65 years old; and
 - Changing the definitions of “family,” “elderly person,” “near-elderly person,” and “head of household” such that elderly/disabled tenants would pay higher rents if they have non-elderly/disabled household members.
- **IMPOSE HARMFUL WORK REQUIREMENTS BY:**
 - Allowing public housing authorities and property owners to establish minimum work requirements up to 32 hours per week for each non-elderly/disabled adult;
 - Narrowly defining “work” as employment, vocational training, or education that leads to a degree or certificate; and
 - Failing to provide resources to support work requirements and help connect people to jobs.
- **DECREASE ACCOUNTABILITY OF HUD AND OWNERS BY:**
 - Permitting the HUD Secretary to establish alternative rent structures, income certification, and minimum rents unilaterally without Congressional action;
 - Redefining “project-based rental assistance” in a manner that will likely limit tenant organizing in project-based voucher properties; and
 - Retaining current rent hardship requirements without adequate oversight by HUD.

Housing is an essential component of racial and civil equality and a critical foundation for education, health, employment, social engagement, and opportunity. Harmful proposals like this will only exacerbate the affordable housing crisis facing many local communities. Instead, we should be expanding investments in affordable homes, job training, education, childcare, and other support for families, seniors, and people with disabilities.

For further analyses of the impact of these proposed changes, please visit: <https://www.cbpp.org/blog/trump-rent-plan-would-squeeze-low-wage-workers-others-struggling-to-afford-housing>.

For more information, please contact jcassella@nhlp.org.