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**U.S. HOUSE COMMITTEE ON FINANCIAL SERVICES**  
**CHAIRWOMAN MAXINE WATERS**  
**THE HOUSING IS INFRASTRUCTURE ACT OF 2020**

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**This bill is supported by:** *the Association of State Floodplain Managers, Capital Magnet Fund Coalition, Consortium for Citizens With Disabilities Housing Task Force, Corporation for Supportive Housing, Council of Large Public Housing Authorities, Council of State Community Development Agencies, Enterprise Community Partners, Elevate Energy, Green & Healthy Homes Initiative, Housing Assistance Council, LeadingAge, Local Initiatives Support Corporation, Mayors and CEOs for U.S. Housing Investment, National Alliance on Mental Illness, National Apartment Association, National Association for County Community and Economic Development, National Association of Counties, National Association of Home Builders, National Association of Housing and Redevelopment Officials, National Coalition for Asian Pacific American Community Development, National Community Development Association, National Housing Conference, National Housing Law Project, National Housing Trust, National Low Income Housing Coalition, National Multifamily Housing Council, National Community Reinvestment Coalition, National Resources Defense Council, National Urban League, PolicyLink, Public Housing Authorities Directors Association, UnidosUS, and Up for Growth Action.*

Like roads and bridges, affordable housing is a component of the nation's infrastructure and a long-term asset that helps communities and families by connecting them to resources and opportunities. Congress must provide the resources necessary to increase the affordable housing supply in order to address the affordable housing crisis that our nation faces. According to the National Low Income Housing Coalition, nationwide there is a shortage of more than 7 million rental housing units that are affordable and available to the lowest income families.<sup>1</sup> In fact, no state in America has an adequate supply of affordable housing for the lowest income renters. Our public housing stock, which houses 1.9 million Americans, is also in dire need of investment to ensure that it can continue to provide safe and decent living conditions for its residents. In fact, there is an estimated public housing capital needs backlog of \$70 billion.<sup>2</sup>

Neglecting our housing infrastructure not only hurts families and communities, but it is a lost opportunity to create jobs and boost our economy. According to the National Association of Home Builders, building 100 affordable rental homes generates 300 jobs, \$28 million in wages and business income, and \$11 million in taxes and revenue for state, local, and federal governments.<sup>3</sup> This legislation would make the investments we need in our housing infrastructure and create jobs across the country. As the Administration and House and Senate leadership negotiate an infrastructure package, this legislation offers a blueprint for how a portion of the funding in that package should be dedicated to affordable housing infrastructure.

The "**Housing Is Infrastructure Act of 2020**" would provide the following investments into our affordable housing infrastructure to create or preserve *approximately 1.8 million affordable homes*:

- **\$70 billion** to fully address the capital needs backlog for nearly *1 million* public housing homes;
- **\$1 billion** to fully address the capital needs backlog for approximately *14,000* Section 515 and 514 rural homes;
- **\$1 billion** to support mitigation efforts that can protect communities from future disasters and reduce post-disaster federal spending;
- **\$5 billion** for the Housing Trust Fund to support the creation of nearly *60,000* new units of housing that would be affordable to the lowest income households;
- **\$100 million** to help over *13,300* low income elderly households in rural areas to age in place;
- **\$1 billion** for the Native American Housing Block Grant Program to create or rehabilitate over *8,800* affordable homes for Native Americans on tribal lands;
- **\$10 billion** for a CDBG set-aside to incentivize states and cities to eliminate impact fees and responsibly streamline the process for development of affordable housing;
- **\$5 billion** for the HOME Investment Partnerships Program to fund the construction, purchase, or rehabilitation of over *136,600* affordable homes for low-income people;
- **\$2.5 billion** for the Supportive Housing for the Elderly program (Section 202) to create over *54,800* new homes affordable to low income seniors;
- **\$2.5 billion** for the Supportive Housing for Persons with Disabilities program (Section 811) to create *27,000* new homes affordable to low income individuals with disabilities; and,
- **\$2.5 billion** to the Capital Magnet Fund for competitive grants to Community Development Financial Institutions to create or preserve nearly *450,000* affordable homes.

In addition, the "Housing Is Infrastructure Act of 2020" requires ten percent of nearly all funding authorized in the bill to be used for sustainable features such as energy and water efficiency retrofits, including those that reduce utility costs for residents. The bill also promotes the inclusion of minority and women owned businesses by requiring that grantees conduct outreach to inform them of opportunities created through funds provided. Lastly, the bill requires reporting on fair housing outcomes of housing units made available with authorized funds.

<sup>1</sup> National Low Income Housing Coalition, "The Gap: A Shortage of Affordable Homes," March 2019

<sup>2</sup> Public Housing Authorities Directors Association, "The Advocate," Spring 2019

<sup>3</sup> National Association of Home Builders, "Housing Fuels the Economy, Housing and the Economy"