

American Association of Service Coordinators

SUMMER OF ADVOCACY

Rent Reform

THE ISSUE

The Trump Administration has continuously pushed for changes to how rent is calculated for individuals and families living in affordable housing. In recent years, Congress has also considered rent reform proposals for the lowest-income Americans. The latest rent reform proposal is found in the U.S. Department of Housing and Urban Development's (HUD) proposed Fiscal Year 2020 budget presented to Congress.

Proposed plans would:

- Increase tenant rent contributions by a minimum of \$50 per month and as much as \$150
- Eliminate all income deductions, including those for high medical expenses, childcare costs, and being an older adult on a fixed income
- Redefine "elderly" and "elderly household" so that individuals ages 62-65 would pay higher rents and possibly be subject to work requirements.
- Impose work requirements on non-elderly and non-disabled individuals
- Give HUD unchecked authority to impose additional rent increases without seeking Congressional approval

THE IMPACT

These changes would make it more difficult for the lowest-income Americans to afford rent. For some, these increases could mean making a choice between paying rent and purchasing necessary medicines or eating healthy regular meals.

10.4 million Americans use federal rental assistance to afford modest housing

Any changes to rent could impact the 1.5 million senior households and 1.8 million family households that make up that total.

75% of families living in HUD properties are defined as "Extremely Low Income"

The designation is the most dire on HUD's scale and is determined by family size as well as income. The annual household income of all HUD renters was just \$14,347 in 2018.

More than 1 in 4 older adults in Section 202 properties report an annual income of less than \$10,000

Most seniors live on fixed incomes so new expenses cause challenges.

THE ACTION

Contact your Members of Congress and explain the importance of keeping your housing affordable. Tell them you oppose the administration's proposed rent reforms!

Find phone numbers, addresses and email addresses for your Senators and Representative by visiting www.senate.gov and www.house.gov/representatives/find-your-representative. You can also call the United States Capitol switchboard at (202) 224-3121 to be connected to your Member of Congress.