

Rental Housing and Homelessness in the 2020 Election: Positions of Presidential Candidates

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Introduction

Housing is the biggest expense in most household budgets. While the cost, quality, and availability of housing, especially rental housing, has rarely been a major issue in past Presidential campaigns, a number of 2020 Presidential candidates have elevated it as an issue.

This report is intended to help the public, media, and others assess where the presidential candidates stand on housing issues. The tables below summarize their positions on various issues related to rental housing and homelessness and provides background information on federal housing and homelessness programs.

Table 1 shows whether or not each candidate has a position on each of eight housing-issue areas: 1) supply and quality of affordable rental housing; 2) land use and zoning laws related to affordable rental housing; 3) rental housing assistance; 4) tenant protections; 5) fair housing; 6) housing access for immigrants; 7) housing access for people with criminal records; and, 8) homelessness. For five of these issue areas, the table also shows whether the candidate has a position on two to three more specific issues within the broader issue area. Positions include expanding or cutting a particular program; and establishing, amending, or repealing a particular law or regulation. For more detail on positions, see Summary of Candidates' Positions.

Table 2 shows the current funding levels and background information on selected federal housing and homelessness programs.

The final section of this report, Summary of Candidates' Positions, generally summarizes each candidate's proposals related to rental housing and homelessness.

CEPR does not endorse, support, or favor or oppose any candidate. For more information and ongoing tracking of what candidates are doing and saying about affordable homes and homelessness, see the National Low-Income Housing Coalition's Our Homes, Our Votes 2020 website, and Data for Progress' Housing Policy webpage.

TABLE 1

Has Taken a Specific or General Position on Issue

Positions include expanding or cutting a particular program; and establishing, amending, or repealing a particular law or regulation.

Key:

● **Specific position:** Candidate has taken a specific position on this issue:

- 1) in a plan or platform on their campaign website or in a campaign Medium post;
- 2) in a budget proposed or executive action taken while President; or
- 3) by sponsoring or co-sponsoring legislation as a current or recent member of Congress.

○ **General position:** Candidate has taken a general or less specific position on this issue or on a related issue in a plan or platform on their campaign website or in a campaign Medium post.

	Biden	Booker	Buttigieg	Castro	Gabbard	Harris	Klobuchar	Sanders	Sanford	Steyer	Trump	Walsh	Warren	Weld	Yang
Supply & quality of affordable rental housing	○	●	●	●			●	●		○	●				
National Housing Trust Fund (NHTF)		●	○	●				●			●		●		
Public Housing Capital Fund				●				●			●		●		
Land use and zoning laws	○	●	○	●			●	●			●		●		○
Rental housing assistance		●	●	●			●	●			●				
Housing Choice Voucher (Section 8)			●	●			●	●			●				
Renter's Tax Credit		●		●		●									
Tenant protections		●	○	●			●	●			○				
Rent control								●					●		
Right to counsel for tenants		●	○	●			●	●			○				
Fair housing		○	●	●		●	●	●							●
Discrimination based on source-of-income, including housing assistance		●		●		●	●	●					●		
Discrimination based on sexual orientation and gender identity		●	●	●	●	●	●	●					●	○	●

Disparate-impact standard for housing discrimination	●	●	●		●	●				
Housing access for immigrants & U.S. citizens living with immigrants	●		●		●	●		●	●	
Housing access for people with criminal records	●	●	●		●	○	●	○	●	
Homelessness	●	●	●	●	●	●		○	●	○
Homeless Assistance Grant	●		●	●	●	●				
Criminalization of homelessness (vagrancy & other laws)			●				○	○	●	

TABLE 2

Current Programs and Funding Levels

Program	Description	Funding in FFY2019
Public Housing Capital Fund	Provides funds annually to public housing authorities for capital and management activities, including modernization and development of public housing.	\$2.775 billion
Public Housing Operating Fund	Provides operating subsidies to public housing authorities to assist in funding operating and maintenance expenses of public housing. Households must have income less than 80 percent of area median income. At least 40 percent of new admissions each year must have income below the poverty line or 30 percent of area median income (extremely low income, or ELI), whichever is greater.	\$4.653 billion
Housing Choice Vouchers (Section 8)	Provides low-income families with vouchers to use to pay for costs of rental housing that exceed 30 percent of their income. In general, an eligible household's income may not exceed 50 percent of the area's median income (very low income, or VLI). At least 75 percent of vouchers issued each year must go to families with income below 30 percent of area median income. Current funding is insufficient to provide vouchers to all eligible families, so long waiting periods are common.	\$22.598 billion
Section 8 Project-Based Rental Assistance	Provides subsidies directly to private owners of multifamily housing to subsidize the rents of specific affordable units. Eligible households generally must have incomes below 50 percent of area median income.	\$11.7 billion
Section 202 Supportive Housing for Elderly	Provides 1) capital advances to finance the construction, rehabilitation or acquisition of structures that will serve as supportive housing for very low-income elderly persons (below 50 percent of area median income and age 62 or older) and, 2) rent subsidies for the projects to help make them affordable.	\$678 million
Section 811 Supportive Housing for Persons with Disabilities	Provides 1) interest-free capital advances and operating subsidies to nonprofit developers of affordable housing for persons with disabilities; and, 2) project rental assistance to state housing agencies. Eligible households must include at least one adult member with a disability and have incomes below 50 percent of area median income.	\$184 million
USDA Rural Rental Housing Programs	Programs include: 1) Multi-Family Housing Rental Assistance (Section 521), which provides payments to owners of USDA-financed Rural Rental Housing or Farm Labor Housing projects on behalf of low-income tenants unable to pay their full rent; 2) Rural Housing Voucher (Section 542) program, which provides housing vouchers to tenants living in Rural Rental Housing projects where the mortgage has been paid off prior to maturity or the property has been foreclosed on; 3) Multi-Family Housing Loan Guarantee (Section 538), which provides loan guarantees to private lenders who provide financing to borrowers who are building or preserving affordable rural rental housing; and, 4) Direct Loan program (Section 515), which provides direct financing for affordable multi-family rental housing projects to qualified applicants that cannot obtain commercial credit on terms that will allow them to charge rents that are affordable to low-income tenants.	Section 521: \$1.3 billion Section 542: \$27 million Section 538: \$230 million Section 515: \$40 million
Indian Housing Block Grant	Provides funding to Indian tribes for a range of affordable housing activities on Indian reservations and Indian areas.	\$755 million
Housing Opportunities for People with AIDS (HOPWA)	Provides housing assistance and related supportive services for low-income people (below 80 percent of area median income) living with HIV/AIDS and their families.	\$393 million
HOME Investment Partnership	Provides grants to states and localities for: 1) tenant-based rental assistance, 2) to construct, acquire, or rehabilitate properties for affordable rental housing, and, 3) homeowner assistance. HOME-assisted housing units must benefit low-income households (incomes at or below 80 percent of area median income) and meet additional targeting and affordability requirements.	\$1.25 billion

National Housing Trust Fund	Provides formula grants to states (including Washington DC, Puerto Rico, and each of the insular areas) for production and preservation of affordable housing. Grantees are required to use at least 80 percent of each annual grant for rental housing; up to 10 percent for homeownership housing; and up to 10 percent for administrative and planning costs. All HTF-assisted rental housing must meet a minimum affordability period of 30 years. If HTF funds available are less than \$1 billion, the grantee must target 100 percent of its HTF funds for the benefit of families with incomes at or below the poverty line or 30 percent of area median income (ELI), whichever is greater. When the total HTF funds available are equal to or exceed \$1 billion, the grantee must use at least 75 percent of its HTF funds for the benefit of families with incomes at or below the poverty line or ELI, whichever is greater. Any remaining amount (up to 25 percent) may be used for families with incomes below 50 percent of area median income.	\$245 million (currently funded with an affordable housing set-aside by Fannie Mae and Freddie Mac equal to .042 percent of Fannie Mae and Freddie Mac's new mortgage purchase)
Low-Income Housing Tax Credit	Provides non-refundable tax credits to encourage the development and rehabilitation of affordable housing. Credits are awarded to developers of qualified rental projects via a competitive application process administered by state housing finance authorities. Individual tenants must have incomes below 50 percent or 60 percent of area median gross income (depending on an election made by the property owner). Owners have option to average the income of tenants when determining whether the income restriction is satisfied.	~\$9.9 billion (average annual estimated tax expenditures between 2018 and 2022)
Capital Magnet Fund (Treasury Department)	Competitively awards funds to community development financial institutions (CDFIs) and qualified nonprofit housing organizations. Awards can be used to finance affordable housing activities, as well as related economic development activities and community service facilities, with the objective of attracting private capital to economically distressed communities, including underserved rural areas.	\$131 million
HUD Homeless Assistance Grants (McKinney-Vento Act)	Provide housing and services for homeless individuals ranging from emergency shelter to permanent housing.	\$2.6 billion

Notes: For additional programs, see National Low-Income Housing Coalition, FY20 Budget Chart for Selected HUD and USDA Programs, September 19, 2019

Summary of Candidate Positions

Biden

General: No specific housing plan on campaign website, but [Climate](#) and [Justice](#) plans include some housing provisions.

Supply and quality of affordable housing: As part of Climate plan, Biden would 1) “...direct HUD to make housing for low-income communities more efficient;” and, 2) “repair and accelerate the building code process and create a new funding mechanism for states and cities to adopt strict building codes and train builders and inspectors.”

Land use and zoning: As part of Climate plan, Biden notes that: “Altering local regulations to eliminate sprawl and allow for denser, more affordable housing near public transit would cut commute times for many of the country’s workers while decreasing their carbon footprint.”

Housing access for people with criminal records: As part of Justice plan, Biden proposes to “work toward a goal of ensuring 100% of formerly incarcerated individuals...have housing upon release,” including by directing HUD to only contract with groups that are “open to housing individuals looking for a second chance” and expanding funding for transitional housing.

Booker

General: [Housing plan](#) on Medium. Sponsor of Housing, Opportunity, Mobility, and Equity (HOME) Act of 2018, [S 3342](#) and Tenant Protection Act, [S.1758](#) (2017-2018). Cosponsor of Fair Chance at Housing Act of 2019, [S. 2076](#).

Supply and quality of affordable rental housing: Booker proposes to 1) spend \$40 billion annually through the National Housing Trust Fund to build, rehabilitate, and operate affordable rental housing for “individuals earning less than the federal poverty level or 30 percent of Area Median Income in neighborhoods with greater access to opportunity, including areas with transportation, healthy foods and more;” and, 2) “properly fund” Section 515 Rural Housing program and the Housing Preservation and Revitalization Demonstration Program, and “provide essential funding and technical assistance for tribal housing authorities.”

Rental housing assistance: HOME Act would create a new refundable tax credit for individuals who pay rent in excess of 30 percent of their adjusted gross income. Credit would be equal to rent paid in excess of 30 percent of adjusted gross income, or HUD fair market rent, if lower.

Land use and zoning: HOME Act would require states and localities receiving Community Development Block Grant (CDBG) funds to develop a “strategy to support new inclusive zoning policies, programs, or regulatory initiatives that create a more affordable, elastic, and diverse housing supply.” The strategy should “include, as appropriate, policies relating to inclusive land use such as...authorizing high-density and multifamily zoning...eliminating off-street parking requirements...provide that affordable housing units should, to the maximum extent practicable...be designated as affordable for not less than 30 years...comprise not less than 20 percent of the new housing stock in the community; and...be accessible to the population served by the program established under this title.”

Rent control and other tenant protections: Booker would propose 1) a “national Eviction Right to Counsel Fund, which will provide funding to states and localities that commit to enacting a right to counsel for low-income tenants facing eviction...States with tenant protections like just cause eviction laws and adequate notice periods would also be priorities for funding;” and, 2) a Tenant Protection Act that would prohibit inclusion of landlord-tenant and housing court records in credit and other consumer reports, except for cases in which the landlord obtained a judgment of possession within the last three years.

Fair housing: Booker would propose 1) to add sexual orientation and gender identity as protected classes under Fair Housing Act (also cosponsor of Equality, [S. 788](#)); 2) to encourage states to end source of income discrimination (included as a policy related to inclusive land use that could be included in HOME Act strategy plans required for CDBG funding; and, 3) to “restore the fair housing protections eliminated by the Trump Administration” starting with the “2015 rulemaking on Affirmatively Furthering Fair Housing.”

Housing access for immigrants and US citizens living with immigrants: Cosponsor of Protect American Values Act, [S. 2482](#), which would prohibit the use of federal funds for implementing or enforcing the Trump Administration’s regulation that expands “public charge” to include potential future recipients of Housing Choice Vouchers or public housing benefits.

Housing access for people with criminal records: Cosponsor of Fair Chance at Housing Act, sponsored by Sen. Kamala Harris (see summary below). HOME Act includes “prohibiting landlords

from asking prospective tenants for their criminal history” as one of the policies related to inclusive land use that could be included in HOME Act strategy plans required for CDBG funding.

Homelessness: Booker would propose to 1) increase annual funding for McKinney-Vento Homeless Assistance Grants to \$6 billion; and, 2) permanently authorize the Interagency Council on Homelessness.

Buttigieg

General: [Affordable Housing](#) page on campaign website; [Economic Agenda for American Families](#) includes additional information on housing proposals.

Supply and quality of affordable rental housing: Buttigieg would 1) propose “more than 2 million more units of affordable housing to be built or restored where it is needed most, using billions of dollars of investments in the Housing Trust Fund, Capital Magnet Fund, HOME and CDBG funds, and the Low Income Housing Tax Credit;” 2) “work with states and cities...to repair or replace deteriorated public housing stock;” 3) “increase energy efficiency in homes” and “invest in building retrofits” as “other critical policy areas;” and, 4) as part of his [Public Health](#) plan, address lead-based paint in housing through a “coordinated effort among the EPA, HUD, and CDC.”

Rental housing assistance: Buttigieg would propose “\$170 billion to ensure that all eligible families with children receive housing choice vouchers.”

Land use and zoning: Buttigieg would “work with states and cities to reform local zoning laws to make it easier to build housing for working and middle class-families.”

Rent control and other tenant protections: [Affordable Housing](#) page on website includes “expanding protections for tenants facing eviction and harassment” as a “critical policy area.”

Fair housing: Buttigieg would propose 1) adding gender and sexual orientation as protected classes under Fair Housing Act; and, 2) would “immediately restore administrative regulations, guidance, and interpretations of federal civil rights laws that prohibit discrimination based on sex, sexual orientation, and gender identity,” including “ensuring that all shelters receiving federal funding will provide a safe and welcoming environment for homeless or displaced trans persons that aligns with their gender identity.”

Homelessness: Affordable Housing page on website includes “ending homelessness for families with kids” as a “critical policy area.”

Castro

General: [Housing plan](#) on campaign website. Was Secretary of Housing and Urban Development in the Obama administration.

Supply and quality of affordable rental housing: Castro would 1) fund the National Housing Trust Fund and Capital Magnet Fund with \$45 billion annually for 10 years; 2) increase Low Income Housing Tax Credit by \$4 billion a year to direct private investment towards affordable housing construction, and spur incentives to extend the period before units can be converted to market-rate rent; 3) spend \$5 billion annually for 10 years to make Public Housing capital improvements; and, 4) “work with Congress to ensure full funding” of Indian Housing Block Grant Program and the Native Hawaiian Housing Block Grant.

Rental housing assistance: Castro would 1) expand Housing Choice Voucher (Section 8) Program to ensure every eligible household can receive a voucher, while further expanding the program to cover all households earning less than 50 percent of area median income; 2) for families with incomes between 50 percent and 100 percent of area median income, create a renter’s tax credit for renters paying more than 30 percent of their income towards rent; and, 3) create “an exemption for eligible income based on student loan payments to ensure that income taken up by student loan debt does not disqualify families from [HCV] eligibility.”

Rent control and other tenant protections: “Work to guarantee a right to counsel for tenants facing eviction through incentives for state and local governments to amend their laws.”

Fair housing: Castro would 1) “work with Congress to prohibit discrimination based on source of income” including housing assistance; 2) reinstitute the Affirmatively Furthering Fair Housing rule, “require an affirmative implementation of policies that further the purposes of the Fair Housing Act to address racial disparities in local zoning;” 3) “work with Congress to prohibit discrimination based on actual or perceived housing status in housing, voting, education, voter registration, interactions with law enforcement, and employment;” and, 4) “reinstate and formalize the Gender Identity Rule

to provide transgender and gender-nonconforming people access to sex-segregated housing and shelter facilities on the basis of their gender identity.”

Land use and zoning: Castro would 1) establish federal guidelines on land use and zoning through a Presidential Commission on Zoning Reform and ensure that they combat segregation and address redlining; and, 2) increase funding for Community Development Block Grants (CDBG) and Rural Development programs by \$2 billion annually, and require zoning reforms in communities that promote affordable, inclusive, and transit-oriented housing to be eligible for new funding and in prioritizing existing CDBG, Home Investment Partnerships Program, and transportation grant funding.

Homelessness: Castro would 1) increase funding for McKinney-Vento homeless assistance grants to \$7.5 billion annually; 2) support various existing programs to combat homelessness such as community-level rehousing, case management, crisis response, community development programs; 3) ensure individuals impacted by homelessness have a meaningful and direct hand in developing and implementing policies to address homelessness; 4) establish a National Housing Stabilization Fund operated by HUD and HHS for supporting housing insecure people; 5) set targets to end veteran homelessness and child, family, and youth homelessness by end of first term, and end chronic homelessness by 2028; 6) permanently authorize United States Interagency Council on Homelessness; 7) establish a consistent, government-wide definition of homelessness; 8) establish permanent supportive housing initiatives; 8) “encourage local efforts to end loitering, vagrancy, and other discriminatory laws;” and, 9) expand McKinney-Vento for housing insecure students and encourage institutional assessments on basic needs instability.

Housing access for immigrants and US citizens living with immigrants: Castro would 1) reverse the Trump administration’s final rule defining public charge; and, 2) reverse the Trump administration’s proposed rule to deny rental housing assistance and public housing to US citizens and lawful permanent residents who live with an immigrant family member who is ineligible for assistance.

Housing access for people with criminal records: “Prohibit discrimination in housing and denial of access to capital based on previous arrest or criminal records and support reintegration from the criminal justice system, as part of a broader effort to end consideration of criminal history in employment and access to government services.”

Gabbard

General: No housing plan on campaign website or Medium. Cosponsor of the [Ending Homelessness Act of 2019](#) and Native American Housing Assistance and Self Determination Act.

Fair housing: Cosponsor of Equality Act, [H.R. 5](#), which adds sexual orientation and gender identity as protected classes under the Fair Housing Act.

Homelessness: Cosponsor of Ending Homelessness Act which includes increased funding for Homeless Assistance Grants, additional Housing Choice Vouchers for people at risk of, or experiencing homelessness, and the National Housing Trust Fund with a priority for homeless people.

Harris

General: Sponsor of Rent Relief Act of 2019, [S. 1116](#); sponsor of Fair Chance at Housing Act of 2019, [S. 2076](#).

Rental housing assistance: Rent Relief Act would create a new refundable tax credit for individuals who pay rent in excess of 30 percent of their gross income. Credit would be equal to “applicable percentage” of rent in excess of 30 percent of gross income. Applicable percentage would range from 100 percent if gross income not over \$25,000 to zero percent if gross income over \$100,000 (\$125,000 in high-cost areas). Rent amount that could be taken into account capped at 150 percent of HUD fair market rent.

Fair housing: Add sexual orientation, gender identity, marital status, and source of income (including housing vouchers) as protected characteristics under the Fair Housing Act (also cosponsor of Equality, [S. 788](#)).

Housing access for people with criminal records: Harris proposes a Fair Chance at Housing Act that would reform eviction and screening policies in federal housing assistance, including by 1) prohibiting “blanket ‘1-strike’ policies, which allow tenants to be evicted for a single incident of criminal activity;” 2) prohibiting “‘no-fault’ policies, which allow an entire family to be evicted for criminal activity by a guest of a household member even without the knowledge of anyone in the household;” 3) raising “the standards of evidence to be used by public housing authorities (PHAs) and owners and require a holistic consideration of all mitigating circumstances when making screening

or eviction determinations based on criminal activity;” 4) ensuring that “tenants who are evicted for criminal activity and applicants who are denied admission for criminal activity are given adequate written notice of the reasons for the decision, and the opportunity to present mitigating evidence or appeal a decision;” 5) prohibiting the use of suspicion less drug and alcohol testing by owners and PHAs; and 6) providing PHAs with “additional administrative funding for helping to house ex-offenders through the Section 8 Housing Choice Voucher program.”

Housing access for immigrants and US citizens living with immigrants: Cosponsor of Protect American Values Act, [S. 2482](#), which would prohibit the use of federal funds for implementing or enforcing the Trump Administration’s regulation that expands “public charge” to include potential future receipt of Housing Choice Vouchers or public housing benefits.

Klobuchar

General: [Housing plan](#) on Medium.

Supply and quality of affordable rental housing: Klobuchar would 1) “push to expand the current allocations” of the Low Income Housing Tax Credit and “work to encourage construction in high opportunity neighborhoods;” 2) “direct affordable housing programs to allow retrofitting of rental housing and encourage a share of new rental housing to be built in a senior-friendly way;” 3) “ensure that all federal housing programs implement strong standards to reduce carbon emissions,” and would “invest in retrofitting” of existing housing; and, 4) “significantly increase investments in the rural housing supply, which includes expanding affordable housing programs serving Native Americans.”

Rental housing assistance: Klobuchar would 1) “make a major investment” in Section 8 voucher program so they are available to all eligible households with children; 2) strengthen rural rental assistance; and, 3) expand the “pilot for mobility housing vouchers” [currently funded at \$28 million in FY19]; and, 4) “expand incentives to encourage relocation and work with regional and federal housing agencies to reduce obstacles that can make these relocations difficult.”

Rent control and other tenant protections: Klobuchar would “create a new federal grant program with the goal of eliminating the unmet need when it comes to providing access to counsel in civil cases involving basic human needs, which means providing counsel for people who are dealing with evictions, being denied access to health care and having wages unfairly taken.”

Fair housing: Klobuchar would 1) “ban all landlords from discriminating against people based on their income, including housing vouchers or disability benefits;” 2) “protect renters by preventing the blacklisting of people who have been to court over eviction or discrimination on the basis of sexual orientation, gender identity, or veterans status;” 3) “suspend the Trump Administration’s attempts to weaken efforts to combat segregation in housing by modifying the Affirmatively Furthering Fair Housing Rule;” and, 4) co-sponsor of Equality Act, S. 788.

Housing access for immigrants and US citizens living with immigrants: Co-sponsor of Protect American Values Act, S. 2482, which would prohibit the use of federal funds for implementing or enforcing the Trump Administration’s regulation that expands “public charge” to include potential future recipient of Housing Choice Vouchers or public housing benefits.

Land use and zoning: Klobuchar would prioritize areas that have “updated their zoning rules” when awarding “federal housing and infrastructure grants.”

Homelessness: Klobuchar would invest in homeless assistance grants and build access to case management services, such as counseling and job training.

Sanders

General: Has a housing [plan](#) on campaign website.

Supply and quality of affordable rental housing: Sanders would 1) spend \$1.48 trillion over 10 years through the National Housing Trust Fund to construct, rehabilitate and preserve 7.4 million units of affordable housing; and, 2) spend an additional \$400 billion to build 2 million mixed-income "social housing" units to desegregate communities.

Rental housing assistance: Sanders would provide Housing Choice Vouchers to all eligible households (spending would be mandatory spending governed by statutory criteria rather than discretionary spending governed by annual appropriations acts).

Public housing: Sanders would 1) spend \$70 billion to repair and modernize existing public housing, conduct deep energy retrofits (meaning the projects will achieve at least 30 percent energy savings) and ensure public housing has shared community spaces; and 2) repeal “Faircloth Limit,” which prohibits HUD from funding the construction or operation of new public housing units with Capital

or Operating Funds if the construction of those units would result in a net increase in the number of units a PHA owned, assisted or operated as of October 1, 1999.

Other affordable housing programs: Sanders would 1) increase funding for Section 515 Rural Rental Housing Direct Loans (USDA) by \$500 million; and, 2) increase funding for the Indian Housing Block Grant Program to \$3 billion.

Fair housing: Sanders would 1) create an independent National Fair Housing Agency; 2) add sexual orientation and gender identity as protected characteristics under Fair Housing Act (also cosponsor of Equality Act, S. 788); and, 3) prohibit discrimination against renters based on source of income, including use of housing vouchers.

Housing access for immigrants and US citizens living with immigrants: Cosponsor of Protect American Values Act, S. 2482, which would prohibit the use of federal funds for implementing or enforcing Trump Administration’s regulation that expands “public charge” to include potential future receipt of Housing Choice Vouchers or public housing benefits.

Rent control and other tenant protections: Sanders would 1) cap rent increases at 3 percent a year (or 1.5 times inflation, whichever is higher); 2) allow states and local governments to provide additional protections; 3) require landlords to have “just cause” to evict tenants; and, 4) provide \$2 billion in grants for states to provide a right to counsel for people facing eviction, foreclosure, or losing rental housing assistance.

Homelessness: Sanders would 1) “stop the criminalization of homelessness;” 2) double McKinney-Vento grants to \$26 billion over five years to build permanent supportive housing; 3) provide \$500 million for states to connect homeless people to case management and social services; and, 4) under National Housing Trust Fund, ensure homeless people would have priority for 25,000 units in first year.

Housing access for people with criminal records: Sanders would prohibit blanket exclusion of formerly incarcerated people from public housing.

Steyer

General: No housing plan on campaign website or Medium, but climate plan includes “\$195 billion for clean, affordable housing and communities, urban parks and greenspace, and universal renter displacement climate disaster insurance.”

Homelessness: When questioned on what he would do as president to address homelessness, Steyer stated that homelessness reflects the housing crisis that is affecting people across the spectrum. He said, "homelessness affects the fact that there aren't enough units...we have walked away from health services." Source: [NLIHC \(YouTube video\)](#).

Trump

General: Budgets (FY2018, FY2019, and FY2020) proposed by the Trump administration have generally recommended substantial reductions in HUD’s overall budget and devolving various affordable housing activities to State and local governments.

Supply and quality of affordable rental housing: In budgets, Trump has proposed 1) eliminating funding for National Housing Trust Fund by ending all future transfers of funding from Fannie Mae and Freddie Mac; 2) eliminating HOME Investment Partnerships Program; and, 3) eliminating public housing capital fund and reducing funding for public housing operating fund.

Rental housing assistance: In budgets, Trump proposed cuts to Housing Choice Voucher (Section 8) program, providing additional flexibility to Housing Authorities and property owners to develop alternative rent structures (in both HCV and project-based rental assistance) eliminating the Public Housing Capital Fund, eliminating or cutting funding of most USDA rural housing programs.

Rent control and other tenant protections: No position on campaign website. Administration’s past budgets have proposed eliminating funding for the Legal Services Corporation, which provides funding that grantees use to provide civil legal assistance to low-income people on a range of issues, including housing and foreclosure cases.

Fair housing: Proposed [regulation](#) would require plaintiffs to meet a more stringent (compared to current HUD policy) five-step threshold to a make prima facie case of disparate-impact discrimination under the Fair Housing Act.

Land use and zoning: Trump issued an [Executive Order](#) establishing a White House Council on Eliminating Regulatory Barriers to Affordable Housing. According to the EO, “it shall be the policy of my Administration to work with Federal, State, local, tribal, and private sector leaders to address, reduce, and remove the multitude of overly burdensome regulatory barriers that artificially raise the cost of housing development and help to cause the lack of housing supply.” The EO directs the Council to identify federal, state, and local laws and practices that “artificially raise the costs of housing development and contribute to shortages in housing supply” and do various other work.

Homelessness: Trump’s Council of Economic Advisors released a [report](#) on homelessness in 2019. This report pointed to four “major causes” of increased homelessness at state and local levels: 1) “overregulation of housing markets;” 2) “more tolerable conditions for sleeping on the streets;” 3) a “larger supply of substitutes to permanent housing through shelter provision;” and, 4) the prevalence of individual-level demand factors in the population.” According to the report, “the Trump Administration is addressing the root causes of homelessness” by signing “an executive order that will seek to remove regulatory barriers in the housing market...efforts to stem the drug crisis, improve the Federal response to mental illness, improve the chances of people exiting prison, and increase incomes at the bottom of the distribution...consistently support[ing] the policy in promoting safe cities;” and, 5) “providing flexibility for communities to use service participation requirements and more strongly encouraging self-sufficiency.”

Housing access for immigrants and US citizens living with immigrants: Trump has 1) issued a final regulation in August 2019, which redefined “public charge” to include people who immigration officials believe are likely to receive HCV vouchers or live in public housing at any time in the future, and specify that officials could use past or current receipt of such housing benefits in making public-charge determinations; and, 2) proposed a regulation issued in 2019, that prohibit US citizens and lawful permanent residents (LPRs) from receiving rental housing assistance or living in public housing if they live with a family member or other person who is ineligible for assistance based on their immigration status. Under current regulations, the amount of assistance provided to such “mixed-status” families are reduced to account for the ineligible member(s).

Walsh

General: No housing plan or statements related to housing policy on campaign website or Medium.

Warren

General: Has [housing plan](#) on campaign website and Medium. Sponsor of American Housing and Economic Mobility Act of 2019, S. 787.

Supply and quality of affordable rental housing: Warren proposes to spend \$500 billion over the next ten years to “build, preserve, and rehab units that will be affordable to lower-income families,” including: 1) \$445 billion through the National Housing Trust Fund; 2) \$25 billion through the Capital Magnet Fund; 3) \$2.5 billion through the Indian Housing Block Grant Program; 4) \$500 million through rural housing programs; 5) increased funding for Public Housing capital improvements; and, 6) \$4 billion for a new Middle-Class Housing Emergency Fund (MCHEF). Eligible state housing finance agencies could use MCHEF grants to: construct rental housing units that are affordable to people making less than 120 percent of area median income; and fund measures to prevent tenant displacement and harassment, including the provision of legal advice and representation for tenants facing eviction, enforcement of anti-harassment laws, emergency rental assistance, and other measures as specified by HUD.

Land use and zoning: Warren would spend \$10 billion over five years for a new Local Housing Innovation Grants program. The program would award competitive grants to states, cities, and metropolitan areas that 1) reform local land use restrictions to bring down the costs of producing affordable housing; and, 2) remove unnecessary barriers to building affordable units in their communities. Funds could be used to build infrastructure such as parks, roads, and schools.

Rent control and other tenant protections: Warren proposes 1) an “administration [that] will...take whatever legal steps it can to stop states from preempting local efforts to enact tenant protection laws;” 2) Middle-Class Housing Emergency Funds (see above) that could be used for tenant protection efforts; 3) under Local Housing Innovation Grants program (see above), initiatives that meet required grant criteria include implementing measures that protect tenants from harassment and displacement, including: access to counsel for tenants facing eviction, the prohibition of eviction except for just cause, and, measures intended to prevent or mitigate sudden increases in rents, or repealing laws that prevent localities from implementing those measures.

Fair housing: Warren would add sexual orientation, gender identity, veteran status, marital status, and source of income (including housing vouchers) as protected characteristics under Fair Housing Act (also cosponsor of Equality, S. 788).

Homelessness: As part of [Criminal Justice plan](#), Warren notes: “many cities have criminalized homelessness by banning behavior associated with it, ... Rather than treating the homeless like criminals, we should get them with the resources they need to get back on their feet.”

Housing access for people with criminal records: As part of Criminal Justice plan, Warren would “pressure states to eliminate collateral sanctions” including restrictions on housing that faced by people currently on parole or probation.

Housing access for immigrants and US citizens living with immigrants: Cosponsor of Protect American Values Act, [S. 2482](#), which would prohibit the use of federal funds for implementing or enforcing the Trump Administration’s regulation that expands “public charge” to include potential future recipients of Housing Choice Vouchers or public housing benefits.

Weld

General: No housing plan or statements related to housing policy on campaign website or Medium.

Yang

General: Under universal basic income (UBI) proposal, all adults (age 18 and over) would receive \$1,000 a month. UBI would be funded by “consolidating some welfare programs” and a Value Added Tax. “Current welfare and social program beneficiaries would be given a choice between their current benefits or \$1,000 cash unconditionally.” Campaign website does not specify whether Housing Choice Vouchers and other means-tested housing assistance could be received concurrently with UBI.

Fair Housing: “Sexual orientation and gender identity should be protected classes under the law, receiving all the federal protections under the Constitution and law.”

Zoning: Would work with localities to reform zoning laws in order to increase the development of affordable housing, including innovations such as micro-apartments and communal living in high-density areas.

Homelessness: Would decrease veteran homelessness “substantially” during first term as President.