



### Housing Stability Measures for the Lowest Income People

Additional resources are also needed for HUD's existing rental assistance programs. Many of the low-income working families already served by HUD's affordable housing programs will see their incomes fall due to job loss or reductions in hours. As a result, the rental payments these families make (which are based on their income) will fall, straining the budgets of landlords, who must fill the gap and absorb additional operating expenses related to COVID protections and response without additional federal resources. Some owners could be forced to pull back on needed maintenance and services within properties, even as need rises. Congress should provide funding to avert such cuts.

- **Emergency funds for federally-assisted housing:** To effectively assist low-income households, property owners will require additional funding to offset rent reductions, cover added administrative costs, and provide services to quarantined residents.  
Recommendation: Provide at least \$450 million emergency assistance<sup>1</sup> to property owners in HUD's Section 8 Project-Based Rental Assistance (PBRA), Section 202 Supportive Housing for the Elderly (Section 202), and Section 811 Supportive Housing for People with Disabilities (Section 811) programs. SAHF also recommends at least \$100 million in emergency assistance to property owners with USDA rental assistance.
- **Additional Service Coordinator support:** Only half of HUD Section 202 properties are funded by HUD to employ a service coordinator. These staff are important to assist isolated and/or quarantined senior residents with additional support for food, healthcare, and overall reintegration to daily life when social isolation concludes.  
Recommendation: Provide \$300 million<sup>2</sup> in emergency funds to ensure that the 3,500 Section 202 properties without a service coordinator could employ one.

A sharp downturn will increase the number of families facing stark economic hardship, including those unable to pay the rent. More people will lose their jobs and have little savings to fall back on — and even with Unemployment Insurance improvements, many will not qualify for those benefits. Increased housing instability and homelessness is a severe public health risk during this pandemic, as those who lose their housing, particularly those forced to live on the street or in shelters, will face real challenges in staying healthy as could those doubled up in overcrowded housing.

- **Emergency funds for persons experiencing homelessness, at-risk of homelessness, and homeless service providers:** People experiencing homelessness, at-the risk of homelessness, and those organizations serving them face urgent challenges. To ensure housing stability, provide temporary rental assistance to prevent evictions and homelessness, as well as to help people who are already experiencing homelessness to move rapidly from crowded shelters into permanent housing.
  - Recommendation: \$4 billion<sup>3</sup> to expand HUD's Emergency Solutions Grants (ESG) program for rental assistance, to expand emergency shelter capacity were needed, and provide medical respite care.

<sup>1</sup> SAHF developed the \$450 million figure alongside the Center for Budget Policies and Priorities (CBPP). This estimates about \$170 million for rents that resident may be unable to pay (based on two months of earnings-based contributions to rent), and increased operating costs (estimated that using the 80<sup>th</sup> percentile of monthly per unit per month management fees (\$62 PUPM) for three months).

<sup>2</sup> SAHF supports [LeadingAge's funding request](#).

<sup>3</sup> SAHF supports CBPP's recommendation for ESG funds to state and local providers.