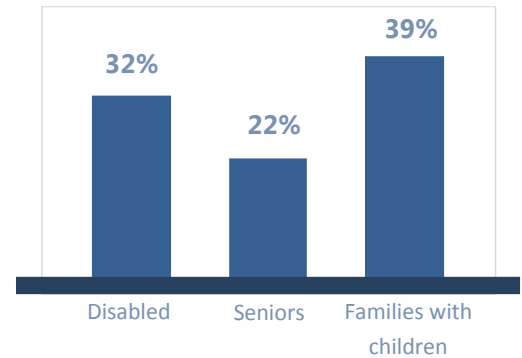


# PUBLIC HOUSING IS INFRASTRUCTURE

## WHY PUBLIC HOUSING?

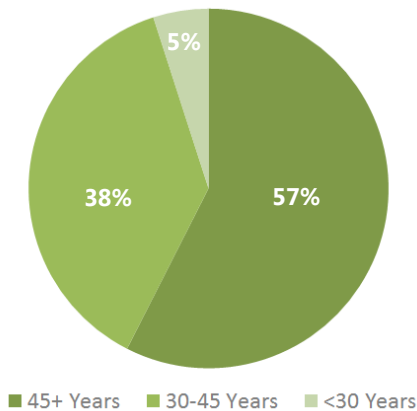
As one of the nation's largest sources of affordable housing, **public housing plays a central role in the nation's infrastructure**. Like roads and bridges, affordable housing is a long-term asset that helps communities and families thrive. Public housing represents a **significant investment** on the part of the federal government: **over \$162 billion** including land costs. The program provides **1.2 million units** of affordable housing to over **2.2 million people**, including **750,000 children**.

## Who Does Public Housing Serve?



## PUBLIC HOUSING STOCK IS AGING

### Age of Public Housing Units



However, **public housing stock is aging**. The majority of public housing was built 45+ years ago and decreased funding from the federal government for capital needs has made it difficult for housing authorities to keep up with the improvements necessary to adequately maintain the quality of these affordable units.

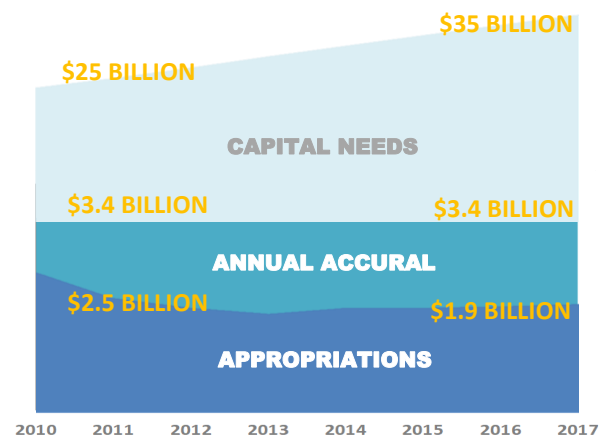
Housing authorities were efficient, effective and innovative in using capital funds received under the last infrastructure investment bill, quickly spending their funding on ready-to-go projects that bolstered economic growth, created jobs and improved opportunity and quality of life for residents. GAO analysis confirmed that housing authorities were timely and efficient in using infrastructure funds. Policy makers from both sides of the aisle agree that **significant investment in housing infrastructure should be a top priority**.

## NEED FOR PUBLIC HOUSING INFRASTRUCTURE FUNDING

For several decades, public housing has experienced increased disinvestment. The amount necessary to address annual accrual needs has far exceeded yearly federal appropriations. **Currently, the total backlog for public housing capital fund needs is \$26 billion**. Due to chronic underfunding **between 1990 and 2010, HUD estimates over 300,000 units of affordable public housing were lost**. Approximately 10,000-12,000 units are lost annually.

### Rental Assistance Demonstration (RAD) Program

Deep underfunding has left public housing properties across the country in need of recapitalization. The RAD program, established in 2012, allows housing authorities to leverage public and private capital through a variety of proven and efficient financing tools to fund needed repairs and upgrades. **Since its inception, RAD has already spurred over \$4.0 billion in construction financing and converted more than 60,000 units through private-public financing partnerships**. Currently, the RAD program is capped at 225,000 units. RAD should be an eligible use of any new infrastructure funds.

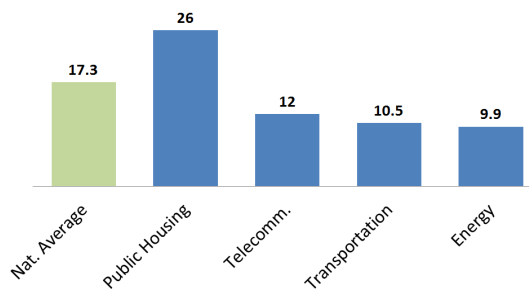


# PUBLIC HOUSING IS INFRASTRUCTURE

## BENEFITS OF PUBLIC AND AFFORDABLE HOUSING

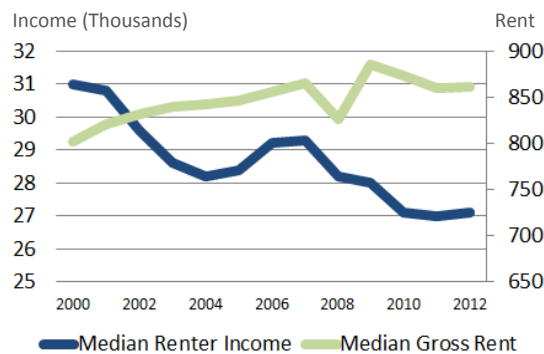
**Public housing creates jobs and acts as an economic generator** by leveraging public and private resources to increase resident earning, contribute to local tax revenue, and support job creation and retention. For every **\$1** spent on capital funding, an additional **\$2.12** is generated in regional economic activity. Under the last infrastructure bill, **\$4 billion** in Capital Funds generated over **\$12.5 billion** in economic activity. **Per \$1 million spent, public housing outpaces other sectors when it comes to job creation and generating economic activity.**

Jobs Created Per \$1 Million Spent



**Affordable housing bolsters productivity.** High housing costs constrain opportunities for families to increase their earnings, causing slower GDP growth. Since 2000, rental costs have risen more quickly than renter's incomes. Researchers estimate that the growth in GDP from 1964-2009 would have been 13.5% higher if families had better access to affordable housing. This would have led to a **\$1.7 trillion increase in total income, or \$8,775 in additional wages per worker.** Overall, the shortage of affordable housing in major metropolitan areas **costs the American economy about \$2 trillion a year in lower wages and productivity.**

Declining Incomes and Rising Rents



**Healthy housing improves life outcomes and lowers health costs.** Research shows that stable, healthy housing can have a profound positive impact on public health. HUD healthy home programs have improved physical housing quality and controlled for hazards that contribute to poor health in over 370,000 units. As a result, researchers estimate that **265,000 fewer children under five have contracted blood poisoning** from in-home toxin exposure. Additionally, since 1999 HUD has invested over \$40 million in asthma control initiatives, resulting in at least **\$212 million in health care cost savings.**

## CLPHA MEMBERS WOULD USE NEW FUNDING TO:



**Create New Jobs**



**Improve Energy Efficiency**



**Increase Accessibility for Seniors & Disabled**



**Improve Resident Health**



**Increase Broadband Access**



**Revitalize Communities**

## CLPHA MEMBER INNOVATIONS



**Baltimore City, MD**—Public-private re-development financing for 26 public housing properties, resulting in preservation of 4,000 units

**Seattle, WA**—Partnered with national non-profit to create Wi-Fi infrastructure and access to over 2,000 units

**Houston, TX**—Portfolio-wide conservation initiative to reduce energy consumption by 20%, resulting in \$1 million in annual savings

**Boston, MA**—Created 10,000 sq. ft. health center to help seniors & individuals with disabilities age in place

**Chicago, IL**—Public-private development effort to revitalize local neighborhood, including 84 mixed-use, mixed-financed units

**Yonkers, NY**—Built deep well geo-thermal system at senior site, increasing energy efficiency by 30%

**CLPHA**  
www.clpha.org

Contact Gerard Holder at  
gholder@clpha.org

**FUNDING REQUEST — \$10 billion total for Formula & Competitive**