



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

The Department of Housing and Urban Development (HUD) is responsible for creating healthy, safe, sustainable, and inclusive communities and affordable homes for all. The President's 2024 Budget for HUD: expands rental assistance to low-income households and increases affordable housing supply to reduce housing costs; expands homeownership opportunities for underserved borrowers; advances efforts to end homelessness; prevents and redresses housing-related discrimination; modernizes affordable housing by increasing climate resilience and energy efficiency; and strengthens communities facing underinvestment.

The Budget requests \$73.3 billion in discretionary budget authority for 2024, a \$1.1 billion increase or 1.6-percent increase from the 2023 enacted level.

The President's 2024 Budget:

- **Expands Access to Affordable Rent through the Housing Choice Voucher (HCV) Program.** The HCV program currently provides 2.3 million low-income families with rental assistance to obtain housing in the private market. The Budget provides \$32.7 billion, an increase of \$2.4 billion (including emergency funding) over the 2023 enacted level, to maintain services for all currently assisted families and to expand assistance to an additional 50,000 households, particularly those who are experiencing homelessness or fleeing, or attempting to flee, domestic violence or other forms of gender-based violence. The Budget further expands assistance to another 130,000 households with funding from HCV program reserves. To further ensure that more households have access to safe and affordable housing, the Budget includes mandatory funding to support two populations that are particularly vulnerable to homelessness—youth aging out of foster care and extremely low-income (ELI) veterans. The Budget provides \$9 billion to establish a housing voucher program for all 20,000 youth aging out of foster care annually, and provides \$13 billion to incrementally expand rental assistance for 450,000 ELI veteran families, paving a path to guaranteed assistance for all who have served the Nation and are in need. In all, the Budget proposes to expand assistance to well over 200,000 additional households.
- **Increases Affordable Housing Supply to Reduce Costs.** To address the critical shortage of affordable housing in communities throughout the Nation, the Budget provides \$1.8 billion for the HOME Investment Partnerships Program (HOME), an increase of \$300 million over the 2023 enacted level, to construct and rehabilitate affordable rental housing and provide homeownership opportunities. In addition, the Budget provides \$258 million to support 2,200 units of new permanently affordable housing specifically for the elderly and persons with disabilities, supporting the Administration's priority to maximize independent living for people with disabilities. To complement these investments, the Budget provides a total

of \$51 billion in additional Low-Income Housing Tax Credits, a new Neighborhood Homes Tax Credit, and mandatory funding for new project-based rental assistance contracts to increase the development of affordable rental and owner-occupied housing, including units affordable to extremely low-income families. By expanding the supply of housing, the Budget would help curb cost growth across the broader rental market.

- **Reduces Costs for New Homeowners and Expands Access to Homeownership.** To make homeownership more affordable for underserved borrowers, including first-time, low- to moderate-income, and minority homebuyers, the Federal Housing Administration (FHA) is reducing the annual mortgage insurance premiums new borrowers will pay by about one-third. This action, effective in 2023, will save the average FHA borrower approximately \$800 in the first year of their mortgage loan and provide continued savings for the duration of the loan. The Budget also includes \$100 million for a HOME down payment assistance pilot to expand homeownership opportunities for first-generation and/or low wealth first-time homebuyers and \$15 million to increase the availability of FHA small balance mortgages. In addition, the Budget proposes \$10 billion in mandatory funding for a new First-Generation Down Payment Assistance program to help address racial and ethnic homeownership and wealth gaps.
- **Advances Efforts to End Homelessness.** To prevent and reduce homelessness, the Budget provides \$3.7 billion, an increase of \$116 million over the 2023 enacted level, for Homeless Assistance Grants to meet renewal needs and expand assistance to approximately 25,000 additional households, including survivors of domestic violence and homeless youth. These targeted resources would support the Administration's recently released *Federal Strategic Plan to Prevent and End Homelessness*. The Budget also provides \$505 million for Housing Opportunities for Persons with AIDS, serving a population with a disproportionately high rate of homelessness and providing a critical link to services.
- **Prevents Eviction.** To assist renters in accessing resources to avoid eviction, make the legal process during eviction proceedings fairer, and mitigate future housing instability, the Budget provides \$3 billion in mandatory funding for competitive grants to promote and solidify State and local efforts to reform eviction policies by providing access to legal counsel, emergency rental assistance, and other forms of rent relief. The Budget also includes \$10 million for the Eviction Protection Grant program, which provides legal assistance to low-income tenants at risk or subject to eviction.
- **Advances Equity by Preventing and Redressing Housing Discrimination.** The Budget provides \$90 million to support State and local fair housing enforcement organizations and to further education, outreach, and training on rights and responsibilities under Federal fair housing laws. The Budget also invests in HUD staff and technical assistance to affirmatively further fair housing and reduce barriers that restrict housing and neighborhood choice.
- **Improves the Quality of HUD-Assisted Housing.** HUD-assisted multifamily properties and Public Housing provide 2.3 million affordable homes to low-income families. The Budget centralizes inspection-related funding for these programs, which would enhance HUD's ability to identify and address financial and physical risks and would complement HUD's modernized National Standards for Physical Inspection of Real Estate building standards. The Budget also provides \$3.2 billion for Public Housing modernization, and \$300 million to improve the energy efficiency, climate resilience, and physical condition of the Public Housing stock. To complement these investments, the Budget provides \$7.5 billion in mandatory funding for comprehensive modernization of targeted Public Housing communities.

- **Reduces Lead and Other Home Health Hazards for Vulnerable Families.** The Budget provides \$410 million for States, local governments, and nonprofits to reduce lead-based paint and other health hazards in the homes of low-income families with young children. The Budget also includes \$25 million to address lead-based paint in Public Housing. The Centers for Disease Control and Prevention identifies the risk for lead exposure as greatest for children from racial and ethnic minority groups and children in families living below the poverty level. The Lead Hazard and Healthy Homes grants, complemented by additional Government-wide lead remediation investments included in the Bipartisan Infrastructure Law, target interventions to these most at-risk communities. In addition, the Budget targets \$60 million specifically to prevent and mitigate housing-related health hazards, such as fire safety and mold, in HUD-assisted housing.
- **Supports Economic Development and Removes Barriers to Affordable Housing.** The Budget provides \$3.4 billion for the Community Development Block Grant program to help communities modernize infrastructure, invest in economic development, create parks and other public amenities, and provide social services. The Budget includes \$85 million within this total for a competitive program to reward State, local, and regional jurisdictions that make progress in removing barriers to affordable housing developments, such as restrictive zoning, as well as \$10 billion in mandatory funding to incentivize the next group of jurisdictions to make similar zoning and land use reforms. States and localities that embrace efforts to increase their supply of housing would ease cost growth for renters and homebuyers in those areas.
- **Invests in Affordable Housing in Tribal Communities.** Native Americans are seven times more likely to live in overcrowded conditions and five times more likely to have inadequate plumbing, kitchen, or heating systems than all U.S. households. The Budget provides over \$1 billion to fund tribal efforts to expand affordable housing, improve housing conditions and infrastructure, and increase economic opportunities for low-income families. Of this total, \$150 million would prioritize activities that advance resilience and energy efficiency in housing-related projects. The Budget also reflects a reduction in mortgage insurance fees for the Indian Home Loan Guarantee Program, which would save Native American borrowers over \$500 on average in their first year and expand access to homeownership.

