**Brief Summary of Current Democratic Presidential Candidates’ Housing Proposals**

**Updated: February 25, 2020**

**Proposals referenced:**

* [“American Housing and Economic Mobility Act”](https://www.warren.senate.gov/download/american-housing-and-economic-mobility-act-summary-116th-congress-003): Senator Elizabeth Warren (D-MA)
* ["Housing For All"](https://berniesanders.com/issues/housing-all/): Senator Bernie Sanders (I-VT)
* [Bridging the Rural-Urban divide and Expanding Affordable Housing Opportunities, Providing Access to Justice and Revitalizing Neglected Neighborhoods](https://naahl.org/wp-content/uploads/2019/07/Medium-Senator-Klobuchars-Housing-Plan.pdf): Senator Amy Klobuchar (D-MN)
* [Investing in our Communities Through Housing](https://joebiden.com/housing/): Former Vice President Joe Biden
* [Affordable Housing Policy](https://content.mikebloomberg.com/Mike-Bloomberg-2020-Affordable-Housing-plan.pdf): Former New York Mayor Mike Bloomberg
* [“Coming Home: An Agenda for Housing Justice in America”](https://peteforamerica.com/policies/housing/https%3A/peteforamerica.com/policies/housing/): Former South Bend Mayor Pete Buttigieg

**Proposals to Increase Production/Preservation of Affordable Housing:**

1. Increase investment in the National Housing Trust Fund (NHTF)
	1. $445 billion for NHTF estimated to build, rehabilitate and operate up to 2.1 million homes over 10 years. *Warren*
	2. Invest $1.48 trillion over 10 years to build, rehab and preserve 7.4 million units. *Sanders*
	3. Invest an additional $400 billion to build 2 million mixed-income social housing units, administered through the National Affordable Housing Trust fund. *Sanders*
	4. $150 billion in new NHT funds plus state and local matching funds to support 1.4 million affordable units. *Buttigieg*
	5. $20 billion in new funds, paid for by an increase in the assessment of Fannie Mae and Freddie Mac. *Biden*
2. Increase investment in the Capital Magnet Fund (CMF)
	1. $25 billion for CMF estimated to build more than 835,000 new homes. *Warren*
	2. $5 billion to expand HOME Program and CMF to increase stock of housing. *Biden*
3. Increase investment in the Public Housing Capital Fund.
	1. $3 billion. *Warren*
	2. Invest $50 billion to modernize and repair public housing through Choice Neighborhood Grants, Rental Assistance Demonstration and expanded housing choice vouchers. *Buttigieg*
	3. Invest $70 billion to repair and modernize public housing, and provide high-speed broadband for all residents. *Sanders*
4. Address local regulation and zoning changes that discourage affordable housing.
	1. Encourage local governments to eliminate local regulations that drive up the cost by creating a competitive grant program for infrastructure and other needs. The grant program would be open to local governments that reform regulations that restrict new affordable housing. *Warren*
	2. Allow communities to enact rent control measures and require inclusionary zoning. Nationally, cap annual rent increases at 3% or 1.5 times the consumer price index (CPI), whichever is higher. *Sanders*
	3. Prioritize areas that have updated their zoning rules to make it easier to build affordable housing when awarding federal housing and infrastructure grants. *Klobuchar; Bloomberg*
	4. Eliminate local and state housing regulations that perpetuate discrimination, eliminate exclusionary zoning and regulations that contribute to sprawl, and withhold CDBG or Surface Transportation Block Grants to develop inclusionary zoning strategies. *Biden; Sanders*
	5. Encourage localities to conduct community-oriented reviews of local affordable housing policy, including zoning requirements. *Buttigieg*
	6. $65 billion in new incentives for state housing authorities and the Indian Housing Block Grant to construct and rehab homes where affordable housing is in short supply. Localities must be willing to implement new zoning laws to encourage more affordable housing. *Biden*
	7. Create an office within HUD to coordinate with states and municipalities on rent control, tenant protections, fair and inclusive zoning ordinances, etc. *Sanders*
5. Expand the Low Income Housing Tax Credit.
	1. Expand the Low Income Housing Tax Credit and encourage construction in high opportunity neighborhoods. *Klobuchar*; *Bloomberg*
	2. Increase LIHTC authority by 50 percent over five years, adding incentivizes for high opportunity areas, resulting in 550,000 new units. *Buttigieg*
	3. Expand the LIHTC with a $10 billion investment. *Biden*
6. Streamline the Rental Assistance Demonstration (RAD) program approval process. *Bloomberg*
7. Preserve existing affordable housing, including right of first refusal legislation, local tax incentives for maintaining housing affordability, and expand federal and state preservation funding. *Buttigieg*
8. Double funding for HOME and CDBG; expand CDBG funding available to localities that are increasing access to economic opportunity. *Buttigieg*
9. Expand CDBG by $10 billion over ten years. *Biden*
10. Expand housing benefits for first responders, educators and those engaged in national service who commit to living in persistently impoverished communities. *Biden*
11. Increase funding for the Indian Housing Block Grant to $3 billion. *Sanders*

**Rental Assistance Voucher Proposals:**

1. Improve the voucher program to make it easier to use vouchers in opportunity neighborhoods. *Warren; Bloomberg*
2. Expand Housing Choice Voucher program to cover all eligible families with children. *Klobuchar*
3. Expand mobility housing voucher pilot and encourage relocation. *Klobuchar*
4. Guarantee rental assistance for Americans at or below 30% AMI and recruit more landlords into the voucher system by streamlining administration of program. *Bloomberg; Biden*
5. Increase funding by over $160 billion for housing choice vouchers, including mobility counseling and placement support ($6 billion). *Buttigieg*

**Proposals to Decrease Homelessness:**

1. Make major investment in homeless assistance grants. *Klobuchar*
2. Double McKinney-Vento grants to more than $26 billion over next five years for permanent supportive housing. *Sanders*
3. Increase federal spending on homelessness including housing-first strategies, expanding permanent supportive housing, and federal grants to cities. *Bloomberg*
4. Increase funding to end family homelessness; $4 billion for rapid re-housing and permanent supportive housing over 10 years. *Buttigieg*
5. Invest in ending veteran homelessness, youth homelessness ($500 million) and chronic homelessness ($1.5 billion). *Buttigieg*
6. Develop a national strategy to make housing a right for all; pass legislation to provide emergency funding; take a “housing first” approach; reduce veteran homelessness; protect LGBTQ individuals; increase resources for Section 202 and Section 811 programs; ensure 100% of formerly incarcerated individuals having housing upon reentry. *Biden*
7. Prioritize the first 25,000 National Affordable Housing Trust Fund units to house homeless. *Sanders*
8. Provide $500 million to states and localities for homeless outreach and connect them to case management and social services. *Sanders*

**Proposals to Assist or Encourage Homeownership:**

1. Down payment assistance grants to first time homebuyers in communities hurt by red lining. *Warren*
2. Invest an additional $15 billion to enact a 21st Century Homestead Act to purchase and revitalize abandoned properties in historically disadvantaged communities. *Sanders*
3. Support for borrowers with negative equity from the financial crisis. *Warren*
4. Fund grants to states and localities to encourage the creation of community land trusts. *Sanders; Buttigieg*
5. Reinstate the Office of Fair Lending and Opportunity’s enforcement and oversight powers. *Klobuchar*
6. A new tax credit to encourage investment in family-owned homes in distressed neighborhoods. *Klobuchar*
7. Allow certain types of rental housing assistance to be used for home ownership expenses. *Klobuchar*
8. Expand access to capital for down payments and make it easier to build a credit history. *Klobuchar*
9. Pilot targeted assistance to help people afford down payments for new homes. *Bloomberg*
10. Invest $4 billion in matching funds to scale successful low-income homeownership program. *Buttigieg*
11. Improve homebuyer education. *Klobuchar; Sanders*
12. Support public housing residents and voucher recipients who wish to prepare for the transition to homeownership with housing counseling and financial assistance. *Buttigieg*
13. Enact the Neighborhood Homes Investment Act. *Bloomberg; Buttigieg; Biden*
14. Broaden access to basic financial services, including mortgage loans for creditworthy households. *Bloomberg; Buttigieg*
15. Direct public funding to support innovative housing models such as cooperative or fractional ownership, multi-generational housing, and shared equity homeownership. *Buttigieg; Sanders*
16. Reinstate the federal risk-sharing program. *Biden*
17. Create a new refundable, advanceable tax credit up to $15,000 for first time homeownership. *Biden*
18. Encourage “circuit breakers” on property taxes to protect homeowners in gentrifying neighborhoods from being priced out due to rising property values. *Sanders*
19. Invest $2 billion at USDA and $6 billion at HUD to create a first-time homebuyer assistance program. *Sanders*

**Strengthen the Community Reinvestment Act (CRA):**

1. Expand the Community Reinvestment Act (CRA) to cover more non-bank mortgage companies and promote investments in poor and middle class communities and strengthen sanctions. *Warren*
2. Strengthen CRA to make loans and investments in local communities and conduct greater outreach to assess the true credit needs. *Klobuchar*
3. Defend reversal efforts to weaken CRA. *Buttigieg*
4. Strengthen and expand the CRA to mortgage and insurance companies. *Biden*

**Emergency Financial Assistance and/or Supportive Services:**

1. Create a $4 billion “Middle Class Housing Emergency Fund” to support construction of homes for middle class buyers and renters where there is a supply shortage and housing costs are rising faster than incomes. *Warren*
2. Fund short-term emergency financial assistance paired with supportive services. *Bloomberg*
3. Create grant program to provide access to counsel for people facing evictions and other civil cases involving basic human needs. *Klobuchar; Sanders*
4. Fund federal grants to cities to implement eviction prevention programs. *Bloomberg*
5. Create $1.5 billion emergency rental assistance fund and establish legal remedies to prevent eviction. *Buttigieg*
6. Direct HUD to facilitate tracking of high-eviction landlord. *Buttigieg; Sanders*
7. Implement a “just-case” requirement for evictions, preventing landlords from evicting tenants arbitrarily. *Sanders*
8. Enact Representative Clyburn and Senator Bennet’s “Legal Assistance to Prevent Evictions Act of 2020” to give tenants access to legal assistance and encourage local eviction diversion programs. *Biden*

**Rural Housing Proposals:**

1. Increase investment in rural housing programs by $523 million. *Warren*
2. Strengthen rural rental assistance programs and significantly increase investments in the rural housing supply, which includes expanding affordable housing programs serving Native Americans. *Klobuchar; Biden*
3. Improve access to information about rural housing programs. *Klobuchar*
4. Encourage innovative strategies to attract private investment to improve access to capital in rural areas. *Klobuchar*
5. Pay specific attention to needs of aging rural Americans through USDA and HUD funding. *Buttigieg*
6. Expand the Section 515 Program by $500 million to build new units and protect existing units from being converted to market rate. *Sanders*

**Community Development Financial Institutions:**

1. Direct CDFIs to prioritize lending for purchase of homes costing less than $70,000. *Bloomberg*
2. Make funding available to CDFIs to pilot promising new models for financing affordable rental and homeowner housing. *Buttigieg*
3. Expand funding for the CDFI Fund. *Biden*

**Miscellaneous Proposals:**

1. Prohibit housing discrimination based on sexual orientation, gender identity, marital status, veteran status and source of income. *Warren; Klobuchar; Buttigieg; Biden; Sanders*
2. Raise the federal minimum wage to $15/hour. *Sanders; Bloomberg*
3. Defend and enhance fair housing protections. *Sanders; Klobuchar; Bloomberg; Buttigieg; Biden; Sanders*
4. Create portable personal saving accounts, UP accounts, that could be used for rent payments. *Klobuchar*
5. Strengthen housing programs that assist people with disabilities and invest in Housing Opportunities for Persons with AIDS program. *Klobuchar*
6. Promote climate change mitigation and resilience by reducing carbon emissions and making existing buildings more energy efficient. *Klobuchar; Buttigieg; Biden; Sanders*
7. Various proposals to help seniors age in place. *Klobuchar*
8. Invest $1 billion in jail and prison systems to identify returning citizens at risk of housing instability and fund new federal pilot to provide short term rental assistance. *Buttigieg*
9. Require Fannie Mae and Freddie Mac to supporting lending for multi-family units. *Bloomberg*
10. Various proposals to create 1 million new Black American homeowners. *Bloomberg*
11. Pass a National Housing Act for the 21st century, imposing limits on rent and fees when necessary, establish corporate disclosures for LLCs and increase health and safety standards enforcement. *Buttigieg*
12. Homeowner and Renter Bill of Rights which gives homeowners rights against mortgage brokers and servicers, prohibits landlords from source of income discrimination, and more. *Biden*
13. Create an independent National Fair Housing Agency to protect renters from housing discrimination, misuse of Section 8 vouchers, and enforcement of housing standards. *Sanders*
14. $5 billion for a new renter’s tax credit to reduce housing and utility costs to 30% of income for those who do not qualify for vouchers. *Biden*
15. Apply the 10-20-30 formula (minimum ten percent of federal funds go to communities with
persistent poverty defined as a county where the poverty level has been 20 percent or higher over the last thirty years) to all federal programs. *Biden*
16. Expand the NMTC Program with an additional $5 billion every year and make the program permanent. *Biden*
17. Tax House Flippers at 25% for selling a property within 5 years of purchase and impose 2% “Empty House” tax on vacant, owned homes. *Sanders*