



## **A Policy Proposal To Decrease Homelessness & Increase Housing Affordability**

For millions of Americans, housing is not only one of the biggest expenses, but it can also affect the jobs people can get, the schools their children can go to, and the kinds of communities they can live in. Yet, the government allows millions of Americans to struggle to make ends meet and leave hundreds of thousand of Americans homeless. The federal government has reduced investments in housing for middle-class and lower-income families even as rents continue to rise. Many state and local governments have layered on needless rules that drive up construction costs and lock families out of neighborhoods with better schools and job opportunities. In order to solve our housing crisis, the government needs to lead the way on meaningful, comprehensive solutions that fully address the problems our country is facing. Here's how I'll do it.

### **Investments in Affordable Housing**

- Invest \$500 billion over the next ten years to preserve and build up to four million new housing units. By building millions of new units, this investment will reduce the cost of rent for everyone as the supply of units increases, accomodating for the already high demand. Not only will rental costs fall over the next ten years, but because of the new housing construction and preservation, millions of new construction jobs will be created.

- In addition to this, I will be investing \$5 billion for rural housing programs, the Indian Housing Block Grant, and the Native Hawaiian Housing Block Grant to build and preserve hundreds of thousands of homes.
- I will also be calling for \$3.5 billion in a Middle-Class Housing Emergency Fund, which will support the construction of new housing catering to middle-class renters in communities with severe housing supply shortages.

### **Rental Alleviation Credits**

- Too many Americans are forced to spend more than 30% of their income on rent and utilities, a completely unacceptable cost for millions of Americans struggling to make ends meet. That's why I'm proposing an aggressive tax relief program for all those who pay 30% or more on their rent or utilities. In fact, the [Poverty Alleviation Act](#), one of my bills, outlines exactly how that plan would be enacted in Section 8. A rental relief portion will go a long way in reducing costs for millions of hard-working Americans.

### **Rezoning**

- Poor zoning is responsible for unnecessarily preventing new housing construction across our country. These aren't necessary rules that protect the environment or ensure that homes meet safety codes. These are rules like minimum lot sizes or mandatory parking requirements. These kinds of rules raise the costs of building new housing and keep families from moving into areas with better career and school choices. That's why I'm proposing \$10 billion in a new, competitive, grants program they can use on infrastructure spending on the condition that they rezone and reform land-use laws to allow for new construction for affordable housing.

### **Prohibiting Housing Discrimination**

- I promise to sign a new bill into law that prohibits housing discrimination on the basis of sexual orientation, gender identity, marital status, and the source of one's income. NO landlord should be able to reject a possible tenant for how they look or who they love.

### **Aid for the Homeless**

- I propose a \$150 million investment into grants for the creation of emergency homeless shelters in the case of a crisis or potential problem that could leave hundreds of thousands of homeless people at greater risk. These grants will be given on a competitive basis to local and state governments, as well as private organizations that have a history of good work with aiding the homeless.
- I also propose \$30 million in grants to be given to state and local governments to create high-school equivalency programs, as well as vocational training and aid for the homeless in order to assist them leave the vicious cycle of homelessness and poverty.