



NATIONAL LOW INCOME
HOUSING COALITION

Racial Equity, Housing, & COVID-19

Kim Johnson

Policy Analyst

National Low Income Housing Coalition

October 14, 2020

The Affordable Housing Crisis Before COVID-19



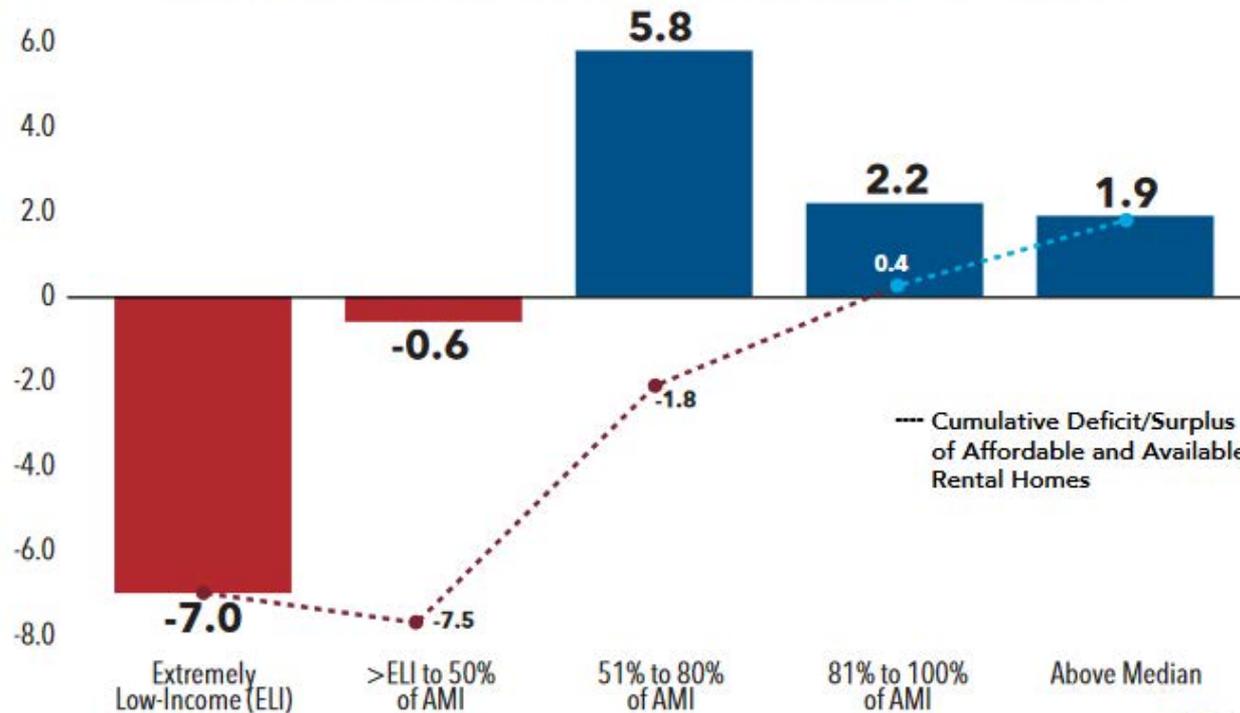
THE PROBLEM:

The U.S. has a shortage of **7 MILLION** rental homes affordable and available to extremely low income renter households.



The Affordable Housing Crisis Before COVID-19

INCREMENTAL CHANGE TO SURPLUS (DEFICIT) OF AFFORDABLE AND AVAILABLE RENTAL HOMES, 2018 (IN MILLIONS)

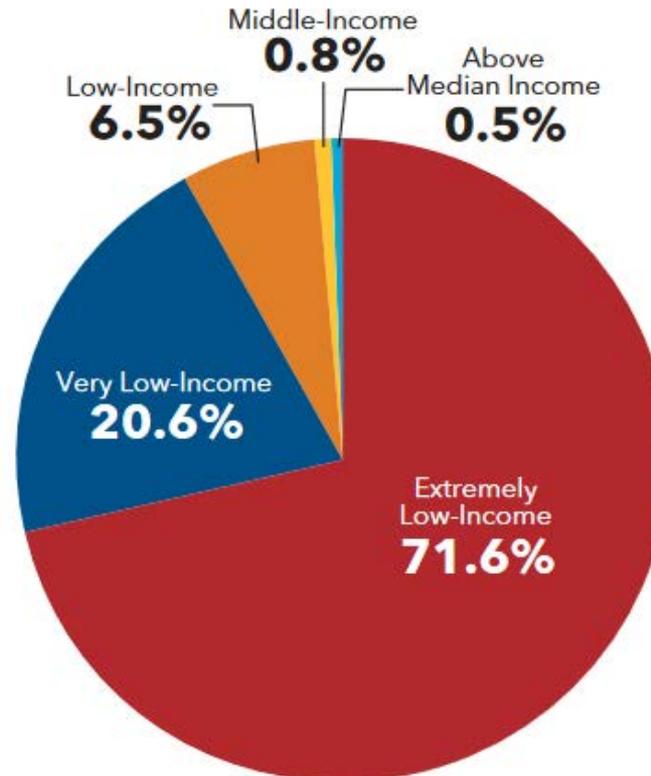


AMI = Area Median Income.
Source: NLIHC tabulations of 2018 ACS PUMS data.
©2020 National Low Income Housing Coalition

<https://nlihc.org/gap>

The Affordable Housing Crisis Before COVID-19

SEVERELY HOUSING COST-BURDENED RENTERS BY INCOME, 2018

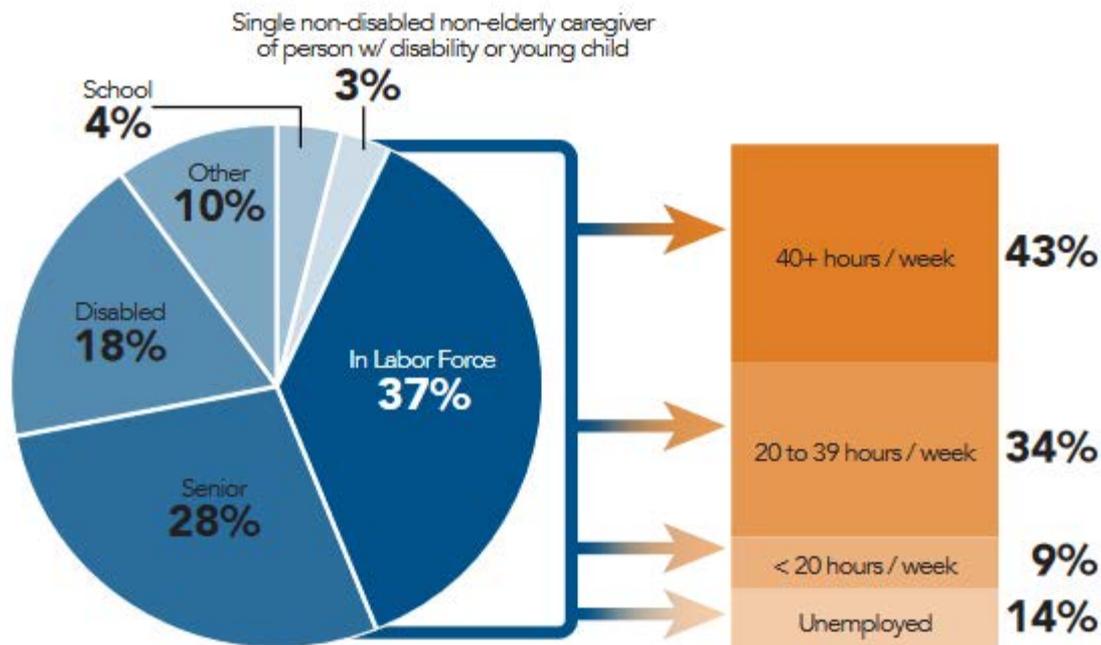


AMI = Area Median Income.
Source: NLIHC tabulations of 2018 ACS PUMS data.
©2020 National Low Income Housing Coalition

<https://nlihc.org/gap>

The Affordable Housing Crisis Before COVID-19

EXTREMELY LOW INCOME RENTER HOUSEHOLDS



Note: Mutually exclusive categories applied in the following order: senior, disabled, in labor force, enrolled in school, single adult caregiver of a child under 7 or of a household member with a disability, and other. Senior means householder or householder's spouse (if applicable) is at least 62 years of age. Disabled means householder and householder's spouse (if applicable) are younger than 62 and at least one of them has a disability. Working hours is usual number of hours worked by householder and householder's spouse (if applicable). School means householder and householder's spouse (if applicable) are enrolled in school. Fifteen percent of extremely low-income renter households include a single adult caregiver, more than half of whom usually work more than 20 hours per week. Eleven percent of extremely low-income renter households are enrolled in school, 48% of whom usually work more than 20 hours per week. Source: 2018 ACS PUMS.

The Affordable Housing Crisis Before COVID-19



**IN 2020, THE
2-BEDROOM
NATIONAL
HOUSING
WAGE IS**

\$23.96

A full-time worker must earn at least **\$23.96 an hour** to afford a modest, two-bedroom apartment without spending **more than 30% of income on rent**. This wage varies from state to state.

MINIMUM-WAGE WORK DOESN'T PAY THE RENT IN MOST AREAS:

2020 one-bedroom
Housing Wage: **\$19.56**

2020 two-bedroom
Housing Wage: **\$23.96**

Average Number of
Hours at Minimum
Wage Needed to
Afford One-Bedroom: **79**

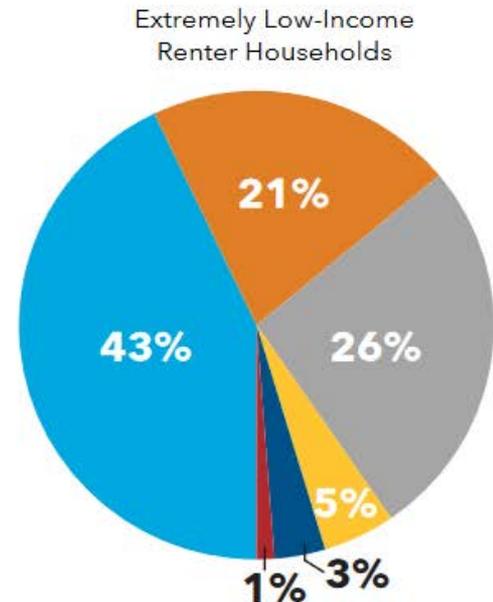
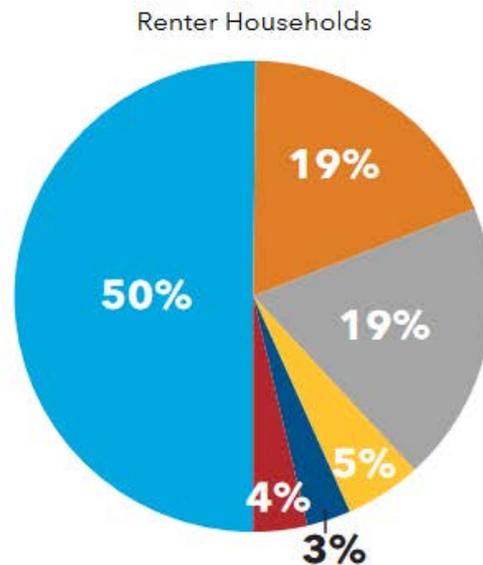
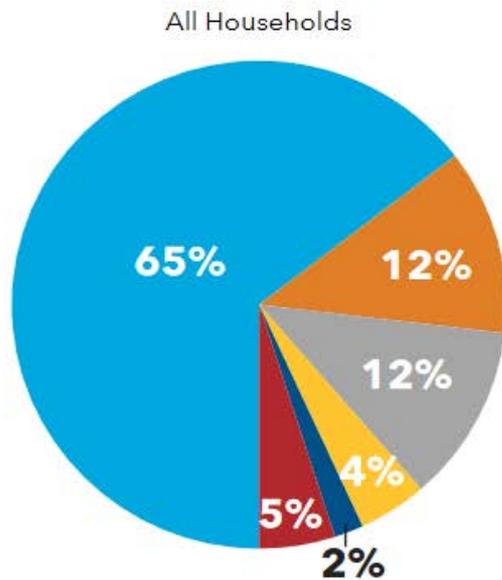
Average Number of
Hours at Minimum
Wage Needed to
Afford Two-Bedroom: **97**

The Affordable Housing Crisis Before COVID-19



RACIAL AND ETHNIC COMPOSITION BY HOUSING TYPE

White, non-Hispanic Hispanic Black, non-Hispanic Asian Other Interracial Couple



AMI = Area Median Income.
Source: NLIHC tabulations of 2018 ACS PUMS data.
©2020 National Low Income Housing Coalition

<https://nlihc.org/gap>



www.nlihc.org

COVID-19's Impact on the Affordable Housing Crisis

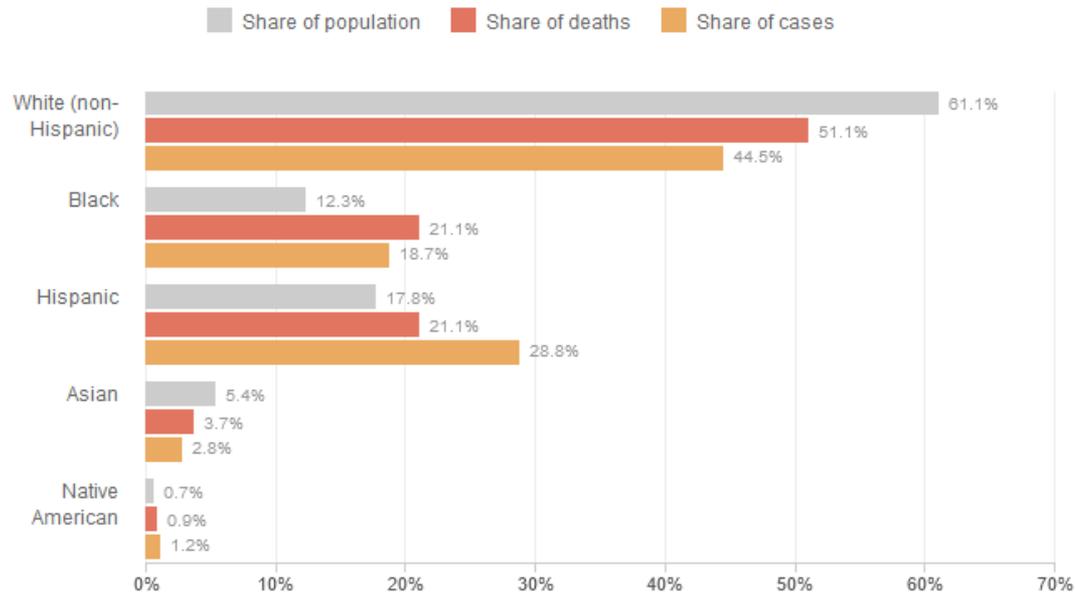


COVID-19 has magnified and accelerated the affordable housing crisis

- September 2020: 60 million Americans filed for unemployment insurance
- Over 20 million renters live in households that have suffered coronavirus-related income loss
- Without federal action, 30-40 million people will be at-risk of losing their homes by the end of the year

Households of Color Disproportionately Impacted

Nationally, Black, Hispanic and Native American Cases And Deaths Exceed Their Share Of Population



Notes

Data as of September 20. Shares represent the share of cases and deaths with race or ethnicity identified. Hispanic and Latino case and death counts are from states that classify this as an ethnicity, rather than a race, in line with the designation found in the American Community Survey.

Source: [COVID Tracking Project](#); 2018 American Community Survey five-year estimates from the U.S. Census Bureau

Credit: Daniel Wood/NPR

Households of Color Disproportionately Impacted



Black, Latino, and Native households more likely to face COVID-related financial strain

Black Households	Latino Households	Native Households
44% report an adult household member has lost their job, experienced reduced wages/hours	63% report an adult household member has lost their job, experienced reduced wages/hours	46% report an adult household member has lost their job, experienced reduced wages/hours
60% report serious financial problems	72% report serious financial problems	55% report serious financial problems
28% report difficulty paying mortgage/rent	32% report difficulty paying mortgage/rent	25% report difficulty paying mortgage/rent

Policy Solutions: Responding to COVID-19



CDC's Eviction Moratorium

- September 1, 2020: CDC issues a national moratorium on evictions for non-payment of rent, effective September 4 – December 31, 2020
- To be protected, renters must meet certain qualifications and provide a signed declaration to the landlords

While essential, the moratorium postpones evictions – it does not prevent them

Policy Solutions: Responding to COVID-19



More assistance is urgently needed

- \$100 billion in Emergency Rental Assistance
- \$11.5 billion to respond to and prevent outbreaks among people experiencing homelessness
- \$13 billion in additional funding for HUD and USDA housing programs, including 100,000 new emergency vouchers for people at risk of or experiencing homelessness

Policy Solutions: Responding to COVID-19



To maximize impact, resources must be targeted to communities most impacted by the coronavirus

housingequityframework.org

NLIHC
www.nlihc.org

Policy Solutions: Affordable Housing Crisis



Additional resources are needed for long-term solutions to the affordable housing crisis

- Bridge the gap between income and housing costs
- Expand and preserve affordable housing stock
- Prevent housing instability with eviction prevention
- Expand fair housing protections



NATIONAL LOW INCOME
HOUSING COALITION

Contact Info

Kim Johnson

Policy Analyst

National Low Income Housing Coalition

kjohnson@nlihc.org