A NEW APPROACH TO HOUSING POLICY
More Americans Are Living in Concentrated Poverty

Percent of the Population Living in High-Poverty Neighborhoods

<table>
<thead>
<tr>
<th>Category</th>
<th>2000</th>
<th>2009-2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>10%</td>
<td>14%</td>
</tr>
<tr>
<td>White</td>
<td>4%</td>
<td>8%</td>
</tr>
<tr>
<td>Black</td>
<td>19%</td>
<td>25%</td>
</tr>
<tr>
<td>Latino</td>
<td>14%</td>
<td>17%</td>
</tr>
</tbody>
</table>
“If we are going to spend the bulk of our public dollars on the affluent — at least when it comes to housing — we should own up to that decision and stop repeating the politicians’ canard about one of the richest countries in the planet being unable to afford more. If poverty persists in America, it is not for lack of resources.”

- Matthew Desmond, Evicted
## How We Spend Our Housing Resources Today

### Federal Spending ($ Billions)

<table>
<thead>
<tr>
<th>Category</th>
<th>Spending (Billions)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Owners</strong></td>
<td></td>
</tr>
<tr>
<td>Deduction for mortgage interest</td>
<td>$67</td>
</tr>
<tr>
<td>Capital gains exclusion on sale</td>
<td>$36</td>
</tr>
<tr>
<td>Deduction for property taxes</td>
<td>$32</td>
</tr>
<tr>
<td>Other tax and spending programs</td>
<td>$8</td>
</tr>
<tr>
<td><strong>Renters &amp; Homeless</strong></td>
<td></td>
</tr>
<tr>
<td>Rental assistance (TBRA &amp; PBRA)</td>
<td>$29</td>
</tr>
<tr>
<td>Low-Income Housing Tax Credit</td>
<td>$8</td>
</tr>
<tr>
<td>Public housing</td>
<td>$6</td>
</tr>
<tr>
<td>Community Development Fund</td>
<td>$3</td>
</tr>
<tr>
<td>Other tax and spending programs</td>
<td>$9</td>
</tr>
</tbody>
</table>

### Notes:
- Deduction for mortgage interest
- Capital gains exclusion on sale
- Deduction for property taxes
- Other tax and spending programs
- Rental assistance (TBRA & PBRA)
- Low-Income Housing Tax Credit
- Public housing
- Community Development Fund
- Other tax and spending programs
Most Housing Subsidies Go To Higher-Income Families

Federal Housing Spending in 2012 ($ billions)

- Income less than $10,000
- $10-20,000
- $20-30,000
- $30-40,000
- $40-50,000
- $50-75,000
- $75-100,000
- $100-200,000
- More than $200,000
State & Local Policies Matter Too

Estimated "regulatory tax" due to local land-use laws (as a percent of median home prices)

- San Francisco, CA: 53%
- San Jose, CA: 47%
- Los Angeles, CA: 34%
- Oakland, CA: 32%
- Washington, DC: 22%
- Newport News, VA: 21%
- Boston, MA: 19%
- New York, NY: 12%
- Salt Lake City, UT: 12%
- Chicago, IL: 6%
- Baltimore, MD: 2%
Four-Part Strategy for Reform

1. Ensure broad access to high-opportunity neighborhoods

2. Promote comprehensive public and private investments in areas of concentrated poverty

3. Recalibrate our priorities in housing policy to target scarce subsidy dollars where they’re needed most

4. Improve the overall financial stability of low-income households
Broad Access to High-Opportunity Areas

- Improve the mobility of Section 8 vouchers
- Enact laws against source of income discrimination
- Balance allocations of Low-Income Housing Tax Credits
- Enact inclusionary zoning ordinances
- Promote efficient land use rules and other local regulations
- Encourage equitable transit-oriented development
Investments in Areas of Concentrated Poverty

- Promote mixed-income development
- Build the capacity of local organizations
- Create state and local land banks
- Expand the New Markets Tax Credit
- Encourage private investments in CDFIs
- Encourage more impact investments
Better Target Housing Subsidies

- Reform the mortgage interest and property tax deductions
- Expand the Low-Income Housing Tax Credit
- Expand funding to Section 8 vouchers
- Expand the National Housing Trust Fund
- Invest Medicaid dollars in affordable housing
- Establish state and local housing trust funds
Improve Overall Financial Stability

- Establish **minimum wages** that reflect the cost of living
- Expand the **Earned Income Tax Credit**
- Encourage **emergency savings**
- Improve **credit scores**
- Protect against **predatory financial products**
Explore the full platform at:
www.InvestmentInOpportunity.org
Opportunity is a Bipartisan Issue

“In this country, of all countries, a person’s zip code shouldn’t decide their destiny. We don’t guarantee equal outcomes, but we do strive to guarantee an equal shot at opportunity—in every neighborhood, for every American.”

- President Barack Obama

“A key tenet of the American Dream is that where you start off shouldn’t determine where you end up. If you work hard and play by the rules, you should get ahead. But the fact is, far too many people are stuck on the lower rungs.”

- House Speaker Paul Ryan