



African American Mayors Association Affordable Housing Media Toolkit

Actions for Member Mayors

- ✓ Social media posts highlighting creative initiatives to address homelessness and create affordable housing in your city
- ✓ Post video content explaining the significant need for affordable housing as it relates to Black homeownership and closing the Black Wealth Gap
- ✓ Release statement on budget priorities

Background

- Homeownership remains a critical solution for closing the Black Wealth Gap.
- According to recent research, the average wealth gap between white families and Black ones hit a new high in 2022 of over \$1 million in household wealth.
- However, dwindling housing supply, skyrocketing home prices, and increased interest rates have created even more of a divide.
- In fact, the growing Black/White homeownership gap is larger today than it was a decade ago.
- This gap is even more acute in AAMA cities. For example, Minneapolis, is the city with the nation's largest Black and white homeownership gap at 51 percentage points — more than 20 percentage points above the national average.
- AAMA mayors also believe that federal programs should be allowed to give cities more resources and flexibility to provide down payment assistance and other tools, like interest-rate buy-downs that could be vital in this interest-rate environment in making affordable homeownership a reality in our communities – especially for Black homeowners.
- To close out AAMA's 2024 Conference, AAMA and the NCCVR hosted a policy discussion at Morehouse College. In particular, Mayors Bibb, Patterson-Howard, and Simmons discussed the creative initiatives they have established in their cities to create affordable housing and address homelessness.

Talking Points & Policy Recommendations

- Public Housing
 - We can also all agree that our public housing authorities (PHAs) need more flexibility to serve our public housing residents.
 - PHAs need more funding to build and modernize their housing stock for our lowest-income residents.
 - AAMA supports an increase for Department of Housing and Urban Development programs like the Public Housing Operating Fund, the Public Housing Capital Fund, and the Choice Neighborhoods Initiative that help our cities and PHAs modernize their housing stock for our lowest-income residents.
- Legislation
 - However, PHAs only reach families at or below 80% of area median income. Our mayors need tools to finance affordable housing across the affordability spectrum.
 - AAMA supports a number of bipartisan proposals like the Neighborhood Homes Investment Act and the Affordable Housing Credit Improvement Act as well as a number of other housing proposals like the Decent Affordable and Safe Housing for All Act.
- Appropriations Priorities - *Biden FY25 Budget*
 - President's Biden FY25 budget includes a historic investment of more than \$258 billion that would build or preserve over 2 million units.
 - Biden FY25 budget also expands the existing Low-Income Housing Tax Credit and proposes a new Neighborhood Homes Tax Credit, which would enable better affordability for home buyers by injecting \$16 billion for adding more housing stock to the market and \$10.1 billion for down payment assistance.
 - To further address the critical shortage of affordable housing in communities throughout the Nation, the Budget provides \$20 billion in mandatory funding for a new Innovation Fund for Housing Expansion.
 - The Budget invests \$1.3 billion in the HOME Investment Partnerships Program (HOME) to construct and rehabilitate affordable rental housing and provide homeownership opportunities.
 - The Budget also provides \$7.5 billion in mandatory funding for new Project-Based Rental Assistance contracts to incentivize the development of new climate-resilient affordable housing. Together these proposals would expand the supply of safe and affordable housing, bring new units to market, and ultimately help curb cost growth across the broader rental market.
 - Biden's FY25 budget also includes a new tax credit for middle-class first-time homebuyers of up to \$10,000 over two years to ease affordability challenges.
 - The Budget also provides \$10 billion in mandatory funding for a new First-Generation Down Payment Assistance program to address homeownership and wealth gaps.

- For renters, the Budget proposes \$32.8 billion in discretionary funding for the Housing Choice Voucher Program to maintain and protect critical services for all currently assisted families and support an additional 20,000 households.

Additional HUD Program Priorities

- Office of Community Planning and Development
- Emergency Solutions Grants
- HOME Investment Partnerships Program
- HOME-ARP Program
- Housing Trust Fund
- Self-Help Homeownership Opportunity Program
- CDBG
- PRO Housing
- Section 108

	FY23 (Enacted):	FY24 (Enacted):	FY25 (President's Proposed Budget):
Emergency Solutions Grants	\$290,000,000	\$290,000,000	\$290,000,000
HOME Investment Partnerships Program	\$1,500,000,000	\$1,250,000,000	\$1,300,000,000
HOME-ARP Program	\$5,000,000,000	\$5,000,000,000	N/A
Housing Trust Fund	[\$354,304,000]	[\$204,905,000]	\$14,000,000
Self-Help Homeownership Opportunity Program	\$62,500,000	\$60,000,000	\$55,000,000
CDBG	\$3,000,000,000	\$3,430,000,000	\$2,900,000,000
PRO Housing	\$85,000,000	\$100,000,000	\$100,000,000

Section 108	[\$300,000,000]	[\$400,000,000]	N/A

- Treasury CDFI Fund
- New Market Tax Credit
- Capital Magnet Fund

	FY23 (Enacted):	FY24 (Enacted):	FY25 (President's Proposed Budget):
New Market Tax Credit	\$35,000,000	\$35,000,000	\$5,000,000,000
Capital Magnet Fund	\$321,200,000	\$246,500,000	\$137,000,000

Draft Social Content

- A safe, affordable place to live is paramount to the American Dream. I join my fellow AAMA mayors to advocate for tools that allow cities to finance affordable housing across the affordability spectrum. The #BidenBudget invests \$1.3 billion in the HOME Investment Partnerships Program (HOME) to construct and rehabilitate affordable rental housing and provide homeownership opportunities. Congress, let's fix this.
- [YOUR CITY'S NAME] is doing great work to close the racial homeownership gap, but we need more resources to ensure affordable housing is available to all our residents. That's why I'm joining AAMA mayors around the country to call on Congress to pass the #BidenBudget. It includes \$10 billion in mandatory funding for a new First-Generation Down Payment Assistance program. Let's get it done!
- The gap between Black and white homeownership is larger today than a decade ago. Mayors need more tools to address this urgent problem. I join AAMA mayors in supporting the \$7.5 billion for new Project-Based Rental Assistance contracts to incentivize the development of new climate-resilient affordable housing. We know how to bring more affordable housing to cities. Congress, let's get it done.
- Fixing the affordable housing crisis should be a priority across this country, and I join AAMA mayors in supporting federal legislation to expand the supply of safe and

affordable housing, bring new units to market, and ultimately help slow the increasing costs across the rental market. Let's get these proposals passed!



Hashtags

#AAMA #AffordableHousing #AAMA10 #OurMayors