



Collective Solutions for Public Housing

- 1. Instruct HUD to place a moratorium on privatizations via RAD/ PACT and Section 18.** The privatization of public housing has led to an erosion of rights and protections for tenants. A moratorium must be issued immediately and remain, at least, until #2 is completed.
- 2. Conduct a thorough impact study of all project-based Section 8 privatizations that includes cost of operation per unit nationally.** HUD must conduct an impact study of project-based Section 8 and other privatization programs being implemented nationally. In order to properly manage Section 9, housing authorities need to receive fiscal support in line with their operating costs. HUD must analyze housing stocks throughout the country to determine the operating costs, and ensure Congress, and state and local governments are meeting the operational cost needs of each housing authority.
- 3. Democratize the process by which Section 18 & Section 8 project based approval processes are granted by demanding a minimum threshold of tenant participation.** Once impact studies are completed Tenants that now live under RAD/ PACT or Section 18 should be afforded a right to return to Section 9.
- 4. Issue a national state of emergency for Section 9 housing.** The conditions in public housing are deplorable and violate our human rights. In order to expedite adequate fiscal allocations and ensure that federal oversight leads to real change for tenants, a state of emergency must be issued for all Section 9 public housing.
- 5. Reinstate federal and tenant oversight of public housing authorities.** The US Department of Health should step in as HUD has demonstrated they are unable to assess and remediate hazards public housing tenants face. FEMA should provide resource allocation to ensure corruption doesn't lead to any further misappropriation of funds. A robust tenant-led governing body must be created to oversee and directly inform federal oversight and hold officials accountable to residents' needs.
- 6. Allocate \$100B to Section 9 for rehabilitation immediately and create a framework to increase funding to \$180B by 2025.** The Housing Act of 1937 made Congress financially responsible for funding Section 9. Their failure to do so has turned 970,000 units into slums. Between 1980 and 1988 Congress slashed investments in Section 9 in half. This trend must be reversed. Privatization is not a viable solution; fund Section 9 now and in perpetuity.

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7. **Restore the Section 9 housing stock to 1999 numbers and work to fully repeal the Faircloth Act by 2025.** Since 1999, we have lost Section 9 units to disrepair stemming from government neglect. We must restore the stock to allowable limits and expand the Section 9 housing stock by repealing the Faircloth Amendment. This is key to addressing the national housing crisis. We also must uncouple the repeal of Faircloth and RAD, which is a giveaway to the private sector that will only lead to more harm for tenants, the loss of public land, the further concentration of wealth; worsening political inequality.
8. **Support the sustainable and resilient rehabilitation of public housing campuses and units.** Components of the GND4PH must be incorporated into any legislation addressing the conditions within public housing. SEC. 40006 of the Build Back Better bill must be expanded to include Section 9 public housing.
9. **Ensure that racist and derogatory beliefs surrounding public housing do not continue to impact policy making.** We reject the racist and classist language in the bill that suggests our communities do not “function” (BBB SEC. 40001.3). Poor communities have repeatedly been impoverished by bad policy decisions like those that further the privatization and financialization of public housing. We oppose the choice neighborhood initiative and any actions that would displace poor communities.
10. **Create reporting infrastructure to allow Section 9 tenants to report their rent to major credit agencies.** Upward mobility is often not available to public housing tenants due to the importance of credit scores. Allowing tenants to build their credit by paying their rent on time is an easy and fair solution to the challenges we face in developing a credit history.
11. **Issue guidance on what “affordable housing” is.** Current metrics of affordability do not create fair and equitable housing. A 30% cap is needed nationally to address the current housing insecurity and homeless crisis and counter the lack of extremely low income.