HUD and USDA programs play an important role in providing affordable homes to extremely low-income (ELI) families across the country. Many of these federally assisted homes, however, face expiring rent restrictions and are at risk of being lost from the affordable housing stock without renewed investment.

There are currently 4,918,588 federally assisted rental homes in the US. These homes are supported by the following programs:

- LIHTC: 49%
- Section 8: 29%
- Public Housing: 19%
- USDA programs: 9%
- HOME: 5%
- Other HUD Programs: 9%

299,303 federally assisted homes face the expiration of all affordability restrictions in the next five years and an additional 147,783 public housing units are in need of immediate investment. By 2030, over 718,222 units will lose all affordability restrictions if they are not renewed. Many of these units will be renewed, but we must ensure those most at-risk are not lost.

Among the federally assisted homes expiring in the next five years, 81% demonstrate one of the following factors that increase the risk of owners opting out of future rental contracts or of significant capital need.

- Built before 1975: 18%
- No new capital subsidy awarded in past 20 years: 79%
Federal subsidy programs play an important role in preserving long term affordability for existing homes reaching the end of their affordability restrictions and for previously unsubsidized homes in need of repair and subsidies to keep them affordable.

The following programs were integral to preserving affordable housing over the past few years:

<table>
<thead>
<tr>
<th>Preservation Tool</th>
<th>Units Preserved*</th>
</tr>
</thead>
<tbody>
<tr>
<td>LIHTC</td>
<td>Previously Subsidized</td>
</tr>
<tr>
<td>HOME</td>
<td>Previously Unsubsidized</td>
</tr>
<tr>
<td>Section 8 Contracts (Mark to Market)</td>
<td>22,939 in 2014</td>
</tr>
<tr>
<td></td>
<td>3,619 in 2016</td>
</tr>
<tr>
<td></td>
<td>10,395 in 2014</td>
</tr>
<tr>
<td></td>
<td>373 in 2018</td>
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<td>3,307 in 2016</td>
</tr>
</tbody>
</table>

New subsidies are awarded to make or keep existing units affordable.

2014 Tax Credits awarded to existing units. 37% of these tax credits were 4% and 49% were 9%.

2016 HOME grants awarded to existing units. 56% of these HOME grants were 4% and 44% were 9%.

Additionally, properties can receive operating subsidies to sustain serving low-income families. 98% of Section 8 contracts were renewed in 2018, 74% of which were renewed for 10 years or more.

More resources are needed to ensure that we can create new affordable housing and preserve the existing affordable housing stock.

To learn more about affordable housing preservation efforts, visit the National Housing Preservation Database at [www.preservationdatabase.org](http://www.preservationdatabase.org).

Source: National Housing Preservation Database 2020
*Units were considered preserved if the subsidy was used for acquisition or rehabilitation or if the subsidy was awarded to a property that received another subsidy at least five years earlier. Units preserved by subsidy program was determined using the latest data available.