



## ***SOCIAL HOUSING***

***The United States of America***

**The National Association of Home Builders  
Presentation to the  
International Housing Association  
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# SOCIAL HOUSING

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*The IHA defines social housing as housing subsidized by governments that is made available to those who would otherwise be unable to afford to obtain suitable and adequate housing in the private market.*

## HOW IS SOCIAL HOUSING ADDRESSED IN YOUR COUNTRY?

The following questions are designed to assist you in defining Social Housing in your country:

### 1. What is the status of social housing?

*(i.e.; what is the social housing share of total housing units in your country, and how rapidly is the social housing stock growing each year? are new innovations being considered?, etc.)*

**124,600,000 Households**

**Public Housing:**

**1.1 million families.**

**Project-based Section 8:**

**1.2 million families.**

**(Households at 50% of area median income, no more than 30% of income to rent.)**

**Housing Choice Voucher Program:**

**2.2 million low-income families.**

**(75% of households below 30% of median area income, fair market rents)**

**The one source of increasing social housing stock is the Low Income Housing Tax Credit.**

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## **2. How is social housing being delivered (public/private/combination)?**

*(i.e., what are the current incentives for private developers to produce social housing; what is the role of non-profit government organizations and non-profits in producing and maintaining social housing? are the funding requirements met by the government?, etc.)*

### **The Low Income Housing Tax Credit**

**Incentivizes Investors with Federal Tax Credit**

**2.8 million units since 1986**

**1,470 projects and 107,000 units annually**

**96,000 jobs annually**

**133 million housing units**

**1.5 million housing units were lost from 2011 to 2013**



***THANK YOU.***



**IHA Secretariat**