



Summary: *FAIR (Fair Adjustments for Income-based Rental) Costs Act*

For decades, **the Brooke Amendment to the U.S. Housing Act has set the standard that federal rental assistance programs would ensure recipients pay no more than 30% of household income in rent.** This 30% rule-of-thumb has also informally influenced the private housing market, leading advocates and practitioners to recommend the 30%-of-income metric for the broader renter and homeowner populations as well. Research shows that Americans have seen a substantial increase in housing costs, in some cases surpassing 50% of household incomes: in 2022, over 42 million households were cost burdened, the majority of which were families of color.¹ This model is unsustainable, as incomes have failed to rise with inflation and housing market costs and families face rising costs for other necessities – such as health care, child care, education, transportation, and food – that take up increasingly large shares of household income.² Families in New York’s 16th district and across the country need relief. This is why **Congressman Bowman is introducing *the Fair Adjustments for Income-based Rental (FAIR) Costs Act*** to set a new standard for the following rental assistance programs **that ensures rent does not exceed 20% of a family’s monthly income:**

- Section 8 voucher and housing programs,
- Section 202 Housing for the Elderly,
- Section 811 Housing for Persons with Disabilities, and
- Section 521 USDA Rural Housing.

The ***FAIR Costs Act*** also authorizes necessary funding for the Department of Housing and Urban Development to support housing agencies in delivering this increased assistance and provide technical assistance to eligible families throughout the application process.

The ***FAIR Costs Act*** is endorsed by the following organizations: Housing Justice for All, Desis Rising Up and Moving , New York Communities for Change , Mutual Housing Association of NY, Met Council on Housing, Tenants & Neighbors.

¹ Whitney, Peyton. “More than 42 Million US Households Were Cost Burdened in 2022.” More Than 42 Million US Households Were Cost Burdened in 2022 | Joint Center for Housing Studies, The Harvard Joint Center for Housing Studies, 19 Jan. 2024, www.jchs.harvard.edu/blog/more-42-million-us-households-were-cost-burdened-2022.

²United Way. (2024). United for ALICE. UnitedForALICE. <https://www.unitedforalice.org/essentials-index#ALICE-partner-states>