

LATINO HOUSING POLICY PRIORITIES

- **Message 1: Latinos are a critical segment of the population and housing market.**
 - Latinos are projected to compose 40% of new households in the next decade and half of new homebuyers.
 - **Policy recommendation:** *Federal housing policies in the United States should focus on increasing affordable homeownership opportunities for low- and moderate-income households and uphold fair and non-discriminatory lending. The housing finance system should be reformed to ensure that credit is available and accessible to the broadest number of creditworthy homebuyers, especially borrowers from segments of the population driving household growth.*
- **Message 2: Most Latinos rent their homes.**
 - More than half of Latinos who rent their homes are rent-burdened, meaning they spend more than 30% of their income on their homes.
 - 28% of Latinos are severely rent-burdened, meaning they spend more than 50% of their income on rent.
 - Hispanic households are projected to see a 27% increase in severely cost-burdened renter households by 2025. This is the largest projected increase of any racial/ethnic group.
 - **Policy recommendation:** *Candidates should be shaping affordable housing policies that would alleviate rent burdens through the development or preservation of affordable housing units and tax credits that help reduce rents.*
- **Message 3: Latinos still face long-standing barriers to purchasing a home.**
 - Latinos, like other communities of color, face the challenge of accessing credit on safe and affordable terms.
 - Latinos also struggle to save for a down payment and need greater access to down payment assistance and low-down payment mortgages.
 - **Policy recommendations:** *Proposals to reform the nation's housing finance system should promote access to low-down payment mortgages, update mortgage underwriting systems, integrate housing counseling and financial coaching into the mortgage process, and improve the Federal Housing Administration mortgage insurance program. Candidates should also promote policies to ensure access to safe, sustainable mortgage products, including the 30-year fixed rate mortgage.*
- **Message 4: Many Latinos struggle to find a home at a price they can afford because of rising housing cost and face displacement due to gentrification.**
 - The supply of existing single-family homes for sale, especially modestly priced homes is low.
 - Between 2006 and 2016, the supply of modestly priced homes did not match the increase in demand.
 - In fact, in five of the 10 most unaffordable metro areas by home price to income ratio, Latinos make up between 20 to 35% of households.
 - **Policy recommendation:** *Candidates should propose policies and bold federal solutions to address the lack of housing supply, including by establishing a dedicated fund for the construction of affordable rental housing and increased investment in the Federal Housing Trust Fund.*