NAHRO

NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS

2022 NAHRO LEGISLATIVE AND REGULATORY AGENDA

HOUSING ALL AMERICANS IN STRONG + VIBRANT COMMUNITIES

For more than 85 years, the National Association of Housing and Redevelopment Officials (NAHRO) has represented the needs and interests of individuals and organizations working in the housing and community development field. Made up of more than 19,500 housing and community development providers, professionals, and volunteers, NAHRO's members ensure that communities across the country have access to safe, secure, affordable housing in strong, vibrant communities. Housing is a cornerstone for everyone, and NAHRO members administer more than 3 million homes for approximately 8 million people. Our members lift up their communities and provide critical stability and support for low-income families. To help our members do this work, we must invest in our nation's affordable housing and community development programs to ensure future generations have the opportunity to thrive and succeed.

The NAHRO Legislative and Regulatory Agenda is a living document. Find the most updated version at www.nahro.org/agenda2022

Pictured: San Antonio Housing Authority (Texas), Centralized HOPE Distribution

NAHRO PRIORITIES

PRESERVE

AND DEVELOP THE
AFFORDABLE HOUSING STOCK.

PROVIDE

ACCESS TO AFFORDABLE HOUSING
FOR ALL LOW-INCOME FAMILIES.

PROTECT

FLEXIBILITIES FOR HOUSING AND
COMMUNITY DEVELOPMENT AGENCIES
TO MEET LOCAL NEEDS.

PROMOTE

TIMELY APPROPRIATIONS.

NAHRO **FUNDING PRIORITIES**

DISCRETIONARY PROGRAMS (IN MILLIONS)	FY 2021 ENACTED	FY 2022 ENACTED	NAHRO FY 2023 RECOMMENDATIONS
Public Housing Operating Fund	$4,839	$5,039	Fully Fund
Public Housing Capital Fund	$2,756	$3,200	$5,000
Emergency Capital Needs	$75	$75	$75
Choice Neighborhoods Initiative	$200	$350	$500
HCV Housing Assistance Payments Renewals	$23,080	$24,095	$25,574
Administrative Fees	$2,159	$2,411	$2,811
Tenant Protection Vouchers	$116	$100	$150
Incremental Vouchers	-	$200	$1,352 [1]
Incremental Voucher Administrative Fee	-	-	$149 [2]
Incremental Voucher Supportive Services Fee	-	-	$473 [3]
Mainstream Vouchers [4]	$314	$459	Fully Fund
Section 8 Project-Based Rental Assistance	$13,465	$13,940	Fully Fund
Family Self-Sufficiency (FSS)	$105	$109	$200
Resident Opportunities and Self-Sufficiency	$35	$35	$35
Jobs Plus	$15	$15	$15
Community Development Block Grant	$3,425	$3,300	$4,200
HOME Investment Partnerships Program	$1,350	$1,500	$2,500
Housing Opportunities for Persons with AIDS	$430	$450	$460
Homeless Assistance Grants	$3,000	$3,213	$3,800

[1] This is the FY 2022 President's budget amount after the FY 22 $200 million vouchers has been taken out. Funds subject to MTW single fund authority.

[2] Fees subject to MTW single fund authority.

[3] To be used for supportive services and mobility, subject to MTW single fund authority.

[4] Includes funding for administrative fees.

San Diego Housing Commission (California)
West Park Inn Rehabilitation

Lawrence-Douglas County Housing Authority (Kansas), Huppee Community Garden and Free Farmers Market

Rockford Housing Authority (Illinois), Lifeforce Development Institute

Greenville Housing Authority (South Carolina), Heritage at Sliding Rock

PRESERVE AND DEVELOP THE AFFORDABLE HOUSING STOCK

- Provide at least $70 billion in funding to fill the Public Housing Capital Fund backlog.
- Fully fund the Public Housing Capital and Operating Funds annually.
- Maximize existing housing preservation and redevelopment by making repositioning options (Rental Assistance Demonstration, Section 18, Voluntary Conversion) available to all public housing agencies (PHAs) that voluntarily want to use them.
- Strengthen the Low-Income Housing Tax Credit (LIHTC) by increasing the annual per capita allocation by 50%, promote public housing preservation bonds that are excluded from the overall cap, and reduce the private activity bond test to 25% for the 4% Tax Credit.
- Ensure any new affordable housing development considers equity and inclusion in its design.
- Provide funding for climate-resilient approaches to development and finance.
- Expand funding for the Community Development Block Grant, HOME Investment Partnerships Program, and Homeless Assistance Grants.

NAHRO's members work hard to provide safe, affordable housing for families, elderly households, and persons with disabilities. The nation faces severe housing problems including skyrocketing rents, increasing housing inflation, and a lack of supply. This makes it increasingly difficult for families to find an affordable home. Congress must lower these housing costs by making significant investments in the nation's housing stock to meet the growing demand for more affordable housing. Existing housing developments must be preserved to safeguard deeply affordable housing units for future generations. This requires ensuring that all housing is resilient, sustainable, and secure. This also requires improvements to LIHTC so more housing and redevelopment agencies can use this critical resource.

Cook Inlet Housing Authority (Alaska), Coronado Park II

PROVIDE ACCESS TO AFFORDABLE HOUSING TO ALL LOW-INCOME FAMILIES

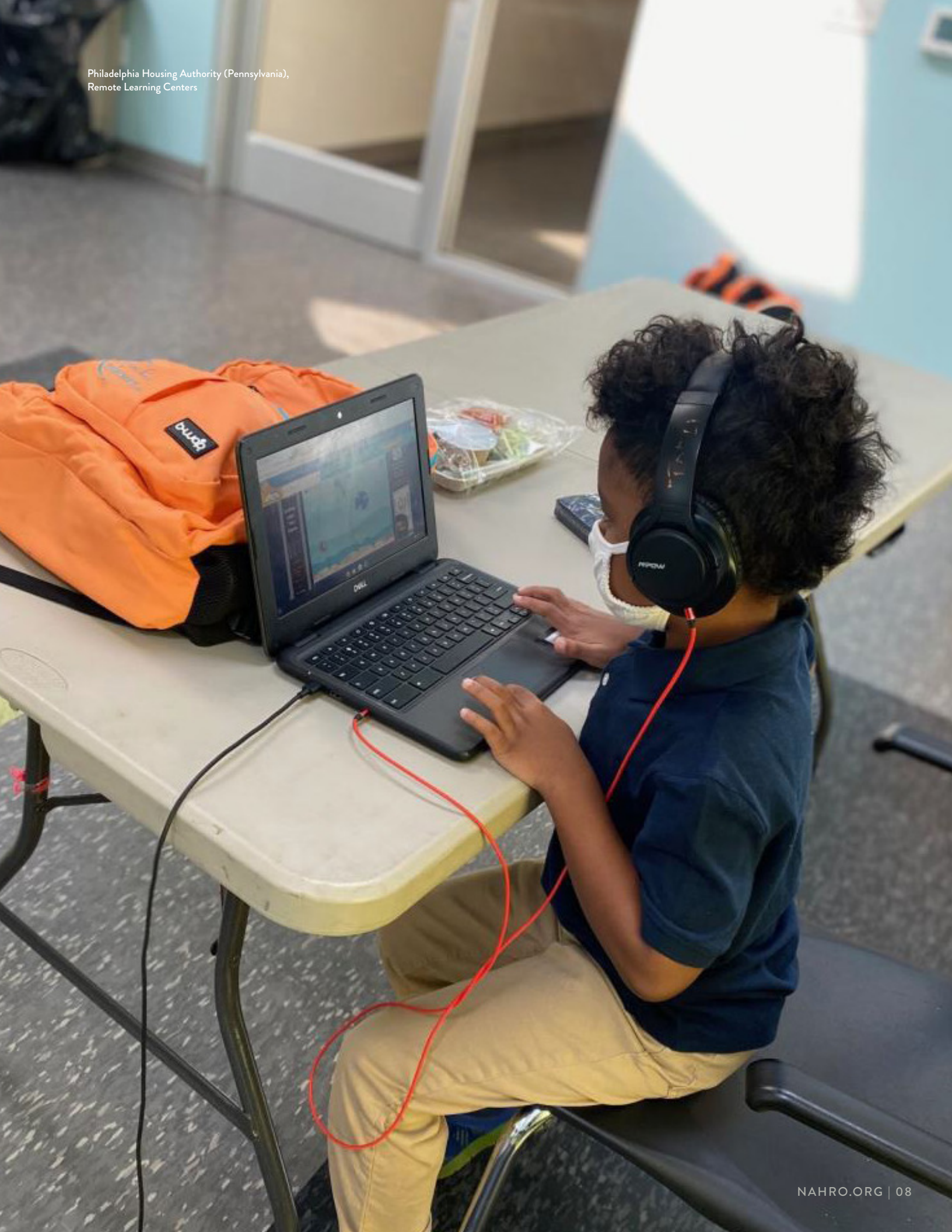
- Fully fund the Housing Choice Voucher (HCV) program and expand assistance through universal vouchers so that all who currently qualify for a voucher can receive one.
- Fully fund HCV administrative fees to ensure PHAs can help their residents find safe, secure housing in extremely tight rental markets across the country.
- Advocate for full renewal of Project-Based Rental Assistance (PBRA) funding and support housing agencies serving as Performance-Based Contract Administrators (PBCAs).
- Ensure all families have access to neighborhoods of opportunity through mobility programs and Enhanced Payment Standards.
- Continue to improve the accuracy of fair market rents (FMRs).
- Create a source-of-income discrimination law that would prohibit landlords from refusing to rent to voucher holders.

Congress should work to ensure all eligible families receive housing assistance. Expanding the HCV program to everyone who is eligible through universal vouchers would greatly increase the number of families nationwide who would have access to affordable housing. Congress must fully fund administrative fees for PHAs operating HCV programs to ensure low-income families can find housing in tight rental markets nationwide. This will require ensuring accurate fair market rents to reflect rental increases. Fully funding Performance-Based Contract Administrators (PBCAs) is also critical to ensure families have access to affordable housing. NAHRO is proud to support our nation's PBCAs who work to protect residents living in Project-Based Section 8-supported housing.

PROTECT FLEXIBILITIES FOR HOUSING AND COMMUNITY DEVELOPMENT AGENCIES TO MEET LOCAL NEEDS

- Expand and enhance programs and funding that increase self-sufficiency and stability for low-income families including the Family Self-Sufficiency (FSS) Program and programs that help homeless households find and maintain safe housing.
- Help housing agencies return to normal post-pandemic by providing relief for Public Housing Assessment System (PHAS) and Section 8 Management Assessment Program (SEMAP) scores when agencies face unforeseen consequences outside of their control.
- Allow local housing providers to nimbly respond to evolving local circumstances facing their unique communities through expanded statutory and regulatory flexibilities.
- Create a workable Affirmatively Furthering Fair Housing policy that does not penalize entities on impediments outside of their control, considers funding deficits faced by PHAs, and strikes a balance between place-based solutions and mobility.
- Provide adequate funding for climate resilient planning, design, and recovery before and after natural disasters strike.
- Ensure the Annual Contributions Contract (ACC) remains a contract between HUD and PHAs with no unilateral changes made without HUD and PHA approval.

NAHRO members understand the complex and unique circumstances facing their localities. This means that PHAs and other housing and community development agencies are best suited to create policies and run programs that help their communities. PHAs provide residents with the security and resources they need to achieve self-sufficiency and economic mobility. HUD and Congress should provide regulatory and statutory flexibilities to PHAs, like those provided during the pandemic, so that PHAs and other agencies are able to serve their local communities quickly and effectively. HUD must also ensure that the Annual Contributions Contract (ACC) remains a mutually agreed-upon contract between the federal government and PHAs. Further, many PHAs are facing unforeseen circumstances directly related to the pandemic that may impact their Public Housing Assessment System (PHAS) and Section 8 Management Assessment Program (SEMAP) scoring. To address this, HUD should suspend PHAS and SEMAP scoring for FY 2022, while restarting inspections to ensure units are safe. With the increase in climate disasters faced by communities year over year, localities must also be able to plan accordingly to ensure their residents and developments can respond to climate change.



Philadelphia Housing Authority (Pennsylvania),
Remote Learning Centers

PROMOTE TIMELY APPROPRIATIONS

- Maintain a federal commitment to housing assistance and community development by prioritizing the appropriations process to ensure that portions of the federal government, including HUD, do not shut down and can deploy housing and community development funding.
- Pass annual appropriations bills in a timely manner and do not rely on continuing resolutions to fund the government.
- Ensure common-sense improvements to federal housing and community development programs are enacted and properly implemented.

Congress should provide full funding, through regular Congressional order, of affordable housing and community development programs to maximize the potential of all Americans and meet the needs of the nation's communities. It is incredibly difficult for housing and community development agencies to provide access to safe, secure housing when they are not certain what their funding will be in a certain year. This uncertainty impacts the public housing program, voucher utilization, and delays funding from important programs like the Public Housing Capital Fund, Choice Neighborhoods, and Community Development Block Grants. In a climate characterized by Congressional gridlock, it is more important than ever for Congress, HUD, and other federal agencies to function efficiently and effectively through sensible program design, regulation, and timely funding of federal programs.

NAHRO LEADERSHIP

Patricia Wells
President
Executive Director, Oakland Housing Authority
(Oakland, Calif.)

George Guy
Senior Vice President
Chief Executive Officer/Executive Director,
Fort Wayne Housing Authority
(Fort Wayne, Ind.)

Michael Gerber
Interim Chief Executive Officer

NAHRO STAFF

Tess Hembree
Director, Legislative Affairs

Eric Oberdorfer
Director, Policy & Program Development

Tushar Gurjal
Policy Advisor

Jenna Hampton
Legislative Affairs Analyst

Newport Housing Authority (Rhode Island),
The Big Blue Bike Barn

Housing Authority of the County of Hidalgo (Texas),
Pre-School Reading Corner "The Corner Library"

Lawrence-Douglas County Housing Authority (Kansas),
To the Hoop: Basketball and Art

ABOUT NAHRO

NAHRO, established in 1933, is a membership organization of more than 19,500 housing and community development providers, professionals and volunteers throughout the United States. NAHRO members create and manage affordable housing for low- and middle-income families, and support vibrant communities that enhance the quality of life for all. They administer more than 3 million homes for more than 8 million people.

NAHRO
building communities together

630 EYE STREET, NW
WASHINGTON, D.C. 20001
202.289.3500 | NAHRO@NAHRO.ORG
NAHRO.ORG | NAHROBLOG.ORG | @NAHRONATIONAL

On the cover: Maiker Housing Partners (Colorado), Crossing Pointe North
On the back cover: National Community Renaissance (California), Day Creek Senior Villas