



# 2019 LEGISLATIVE & REGULATORY AGENDA



# Foreword

For 86 years, NAHRO members have been devoted to providing affordable housing and sustaining strong communities for our nation's seniors, veterans, children and working families. It is an extraordinary mission that, through the decades, has been filled with tremendous opportunities and challenges.

While NAHRO members work hard each day to preserve and create affordable housing, the demand continues to grow. In 2017, HUD reported that worst-case housing needs are increasing; in 2015, 8.3 million low-income households paid more than 50 percent of their income in rent, compared to 7.7 million in 2013. Harvard's 2018 State of the Nation's Housing report notes that increases in federal rental assistance have lagged far behind growth in the number of renters with very low incomes—a group that grew by 6 million between 1987 and 2015, while the number assisted rose by only 950,000 during that same period. As housers and community builders, NAHRO members work hard to meet these housing needs in communities all across the nation.

Housing affordability is key to sustaining a vibrant economy. But access to quality affordable housing has the potential to achieve so much more; it is also a vital platform from which to improve life outcomes and build opportunities. A recent Public and Affordable Housing Research Corporation (PAHRC) report notes that "housing instability is estimated to cost \$111 billion in avoidable healthcare costs over the next ten years" and cites several studies suggesting that receiving rental assistance is associated with improved health outcomes. Subsidized housing helps with educational and income outcomes. A National Bureau of Economic research working paper shows that each additional year a teenager in public housing can raise their earnings as young adults by up to 7.1 percent; each additional teen year spent in HCV-assisted housing can increase young adult earnings by up to 7.0 percent.<sup>1</sup>

## **NAHRO's legislative and regulatory agenda provides the framework of what matters to NAHRO members:**

- 1 Adequate funding to preserve their housing portfolio, build new housing, and create stronger communities.**
- 2 Creating local solutions to local needs.**
- 3 New or improved tools in the housing and community development toolkit.**

Being a champion of affordable housing means supporting not just buildings, but also the many quality-of-life improvements and brighter opportunities that a safe, stable, affordable home can provide. It means supporting healthier children with better educational outcomes, thriving seniors who can age in place, formerly-homeless veterans who can begin to rebuild their lives, and working families who are chasing the American Dream.

Thank you for taking the time to review this agenda. And thank you for being a champion of housing.

Adrienne Todman

NAHRO CEO

**For more information about the recommendations in NAHRO's 2019 Legislative and Regulatory Agenda, please visit [www.nahro.org/2019agenda](http://www.nahro.org/2019agenda).**

<sup>1</sup>Andersson, Fredrik, John C. Haltiwanger, Mark J. Kutzbach, Giordano E. Pollakowski, and Daniel H. Weinberg. 2018. "Childhood Housing and Adult Earnings: A Between-Siblings Analysis of Housing Vouchers and Public Housing." NBER Working Paper 22721, National Bureau of Economic Research, Inc.



# NAHRO's Priorities



## Keep the Government Open for Efficient and Effective Program Operations

Congress and the Administration must maintain their 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.

## Fully Fund Affordable Housing and Community Development Programs

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. NAHRO commits to do the following:

- Support full funding for the Public Housing Operating and Capital Fund.
- Support full funding for the Housing Choice Voucher (HCV) program and the program's administrative fees.
- Support responsible funding for the renewal of Section 8 multi-family Project-Based Rental Assistance (PBRA) contracts.
- Protect and increase funding for the HOME Investment Partnerships Program (HOME) and the Community Development Block Grant (CDBG).
- Support the full capitalization and implementation of the Housing Trust Fund.
- Support full funding for homeless assistance programs.

## Preserve and Develop the Nation's Housing Stock

NAHRO's members work hard to use their housing programs and policies to create opportunities for families, elderly, and disabled. Severe housing problems are on the rise, and given high demand and relatively low construction rates, the rental vacancy rate is at a 30-year low, further exacerbating the demand for affordable housing. To counter this lack of housing stock, NAHRO commits to do the following:

- Ensure every agency has the option to preserve its public housing through RAD.
- Support Low-Income Housing Tax Credit (LIHTC) legislation that expands affordable housing development.
- Support responsible oversight of affordable housing programs, including Opportunity Zones.

## Create Local, Community-Based Solutions

NAHRO members understand the complex and unique circumstances facing their communities. Federal laws and regulations are often burdensome making it difficult for housing and community development agencies to make decisions that reflect their local circumstances.





PHAs need more authority to do what is best for their community. NAHRO commits to do the following:

- Ensure the FSS program is measured using fair and locally tailored metrics.
- Support housing agencies as Performance-Based Contract Administrators.
- Ensure the Moving to Work (MTW) expansion maintains and expands the local control and flexibility of the current MTW program as much as possible.

## Support Efficient Program Operation

In a climate characterized by fiscal constraints, it is more important than ever for HUD and other federal agencies to function efficiently and effectively by helping their partners to maximize use of federal resources through sensible program design and regulation. The lapse in federal appropriations during December 2018 and January 2019 put a spotlight on the importance of having local control and access to program reserve funds without HUD intervention. NAHRO commits to do the following:

- Support the implementation of effective tools and appropriate oversight to improve and streamline the operation of the public housing program.
- Educate about the drawbacks of instituting cash management protocols in the Public Housing program.
- Support giving PHAs the ability to draw from Housing Assistance Program (HAP) reserves to supplement the administrative fee account, when those fees are not fully funded.
- Support the swift implementation of the MTW expansion.
- Ensure small agencies in the MTW expansion receive technical assistance from HUD.
- Ensure federal housing and community development dollars are not held hostage by unrelated policies.
- Support the permanent removal of the statutory 24-month HOME commitment of funds requirement.
- Advocate for improved access to homeless assistance programs for participants and agencies.



# Program Funding & Priorities

## NAHRO's Funding Recommendations for Selected HUD Programs

Discretionary Programs (\$ Millions)	FY 2017 Enacted	FY 2018 Enacted	FY 2019 Enacted	FY 2020 NAHRO
Public Housing Operating Fund	\$4,400	\$4,550	\$4,653	\$5,400
Public Housing Capital Fund	\$1,941.50	\$2,750	\$2,775	\$5,000
<i>Resident Opportunities and Self-Sufficiency</i>	[\$35]	[\$35]	[\$35]	\$35 <sup>1</sup>
<i>Competitive Lead-Based Paint Hazard Grants</i>	[\$25]		[\$25]	
<i>Emergency Capital Needs</i>	[\$21.5]	[\$21.5]	[\$30]	\$22
<i>Jobs Plus Pilot</i>	[\$15]	[\$15]	[\$15]	\$15
<i>PH Financial and Physical Assessment Activities</i>	[\$10]	[\$8.3]	[\$14]	\$10
Rental Assistance Demonstration (RAD)				\$100
Choice Neighborhoods Initiative	\$137.50	\$150	\$150	\$300
Tenant-Based Rental Assistance	\$20,292	\$22,015	\$22,598	Fully Fund
<i>Section 8 Housing Assistance Payment Renewals</i>	[\$18,355]	[\$19,600]	[\$20,313]	[\$21,200]
<i>Ongoing Administrative Fees</i>	[\$1,640]	[\$1,730]	[\$1,856]	[\$2,470]
<i>Special and Ongoing Administrative Fees</i>	[\$10]	[\$30]	[\$30]	[\$30]
<i>Tenant Protection Vouchers</i>	[\$110]	[\$85]	[\$85]	[\$130]
<i>Incremental Vouchers</i>	[\$57] <sup>2</sup>	[\$65] <sup>3</sup>	[\$64] <sup>4</sup>	[\$50] <sup>5</sup>
<i>Mobility Demonstration</i>			[\$25] <sup>6</sup>	
Family Self-Sufficiency (FSS)	\$75	\$75	\$80	\$110
Section 8 Project-Based Rental Assistance	\$10,816	\$11,515	\$11,747	\$12,100
Community Development Block Grant	\$3,000	\$3,300	\$3,300	\$3,800
HOME Investment Partnerships Program	\$950	\$1,362	\$1,250	\$1,500
Housing Opportunities for Persons with AIDS	\$356	\$375	\$393	\$410
Homeless Assistance Grants	\$2,383	\$2,513	\$2,636	\$3,000

**Note:** [Brackets] and *italicized* text indicate set-asides/sub-accounts

### Footnotes:

<sup>1</sup> In this and the below sub-accounts, NAHRO recommends stand-alone funding not included in the \$5 billion.

<sup>2</sup> Includes \$40 million for new HUD-VASH vouchers, \$10 million for new FUP vouchers, and \$5 million for HUD-VASH tribal vouchers.

<sup>3</sup> Includes \$40 million for new HUD-VASH vouchers, \$20 million for new FUP voucher, and \$5 million for HUD-VASH tribal vouchers.

<sup>4</sup> Includes \$40 million for new HUD-VASH vouchers, \$20 million for new FUP voucher, and \$4 million for HUD-VASH tribal vouchers.

<sup>5</sup> Includes \$45 million for new HUD-VASH voucher, \$5 million for new HUD-VASH tribal vouchers

<sup>6</sup> This amount includes \$5 million for new incremental voucher assistance (not displayed in the incremental voucher category) and \$20 million for mobility-related services.

## Public Housing

- Advocate to restore full funding through regular congressional order for the operating costs and annual capital accrual needs of public housing.
- Support the implementation of effective tools and appropriate oversight to improve the operation of the public housing program.
- Promote measures to streamline the operating environment.
- Ensure that every agency that wants to can convert to the Rental Assistance Demonstration (RAD) program.
- HUD must work with PHAs to ensure the important, effective, and successful work of the FSS program is maximized and measured using fair and locally tailored metrics.
- Educate about the drawbacks of instituting cash management protocols in the Public Housing Program, as evidenced during the December 2018/January 2019 lapse in federal appropriations.

## Section 8: Housing Choice Vouchers

- Support full funding for the Housing Choice Voucher program and its administrative fees in the FY 2020 budget.
- Support giving PHAs the ability to draw from HAP reserves to fund the administrative fee account, when those fees are not high enough to adequately run the program. Allow PHAs to use HAP to fund resident services and cover administrative costs related to mobility purposes.
- HUD must work with PHAs to ensure the important, effective, and successful work of the FSS program is maximized and measured using fair and locally tailored metrics.
- Fully fund and expand the Mobility Demonstration Program, which provides funding and regulatory flexibilities to PHAs that wish to voluntarily set up a mobility program.
- Insist on swift regulatory implementation of the Housing Opportunity Through Modernization Act (HOTMA) provisions.
- Oppose any mandatory consolidation of the Housing Choice Voucher program.

## Section 8: Project-Based Rental Assistance

- Advocate for a responsible level of funding for the renewal of Section 8 multi-family Project-Based Rental Assistance (PBRA) contracts.
- Support housing agencies as Performance-Based Contract Administrators.

## Moving to Work

- Support the swift implementation of the Moving to Work (MTW) expansion, which will increase the number of agencies that have the MTW designation from 39 to 139.
- Ensure small agencies that receive MTW status receive the proper technical assistance from HUD.
- Ensure that expansion of the MTW program maintains and expands the local control and flexibility of the current MTW program, except to the extent required by the new statutory language authorizing the expansion.

## Community Development Block Grant

- Protect and increase funding for CDBG.
- Ensure federal housing and community development dollars are not held hostage by unrelated policies outside of HCD programs.

## HOME Investment Partnerships

- Protect HOME from devastating funding cuts and advocate to increase program funding.
- Work to address the negative impact recent regulatory reforms have had on the ability of PHAs and LRAs to fully engage in the program.
- Support effective program administration by advocating the elimination of the burdensome statutory 24-month commitment of funds requirement.

## Low Income Housing Tax Credit

- Support legislation that strengthens and expands LIHTC.

## Housing Trust Fund

- Support the full capitalization and implementation of the fund.

## Homeless Assistance Grants

- Support full funding of homeless assistance programs.
- Improve access to homeless assistance programs (Continuum of Care, Emergency Solution Grants, Rapid Re-Housing) to better position housing and community development agencies as full partners.

## Opportunity Zones

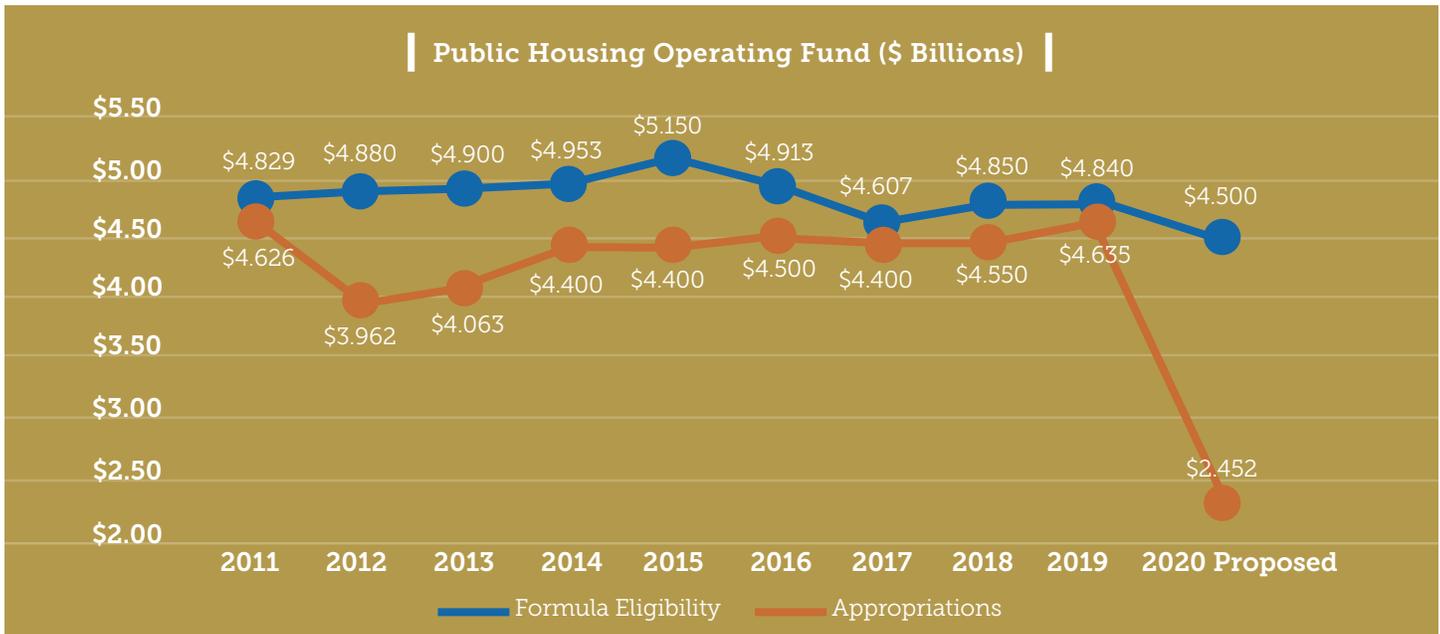
- Promulgate adequate and responsible regulations for the program with appropriate oversight and data collection to ensure Opportunity Funds support low-income communities and incorporate public housing authorities as a resource.



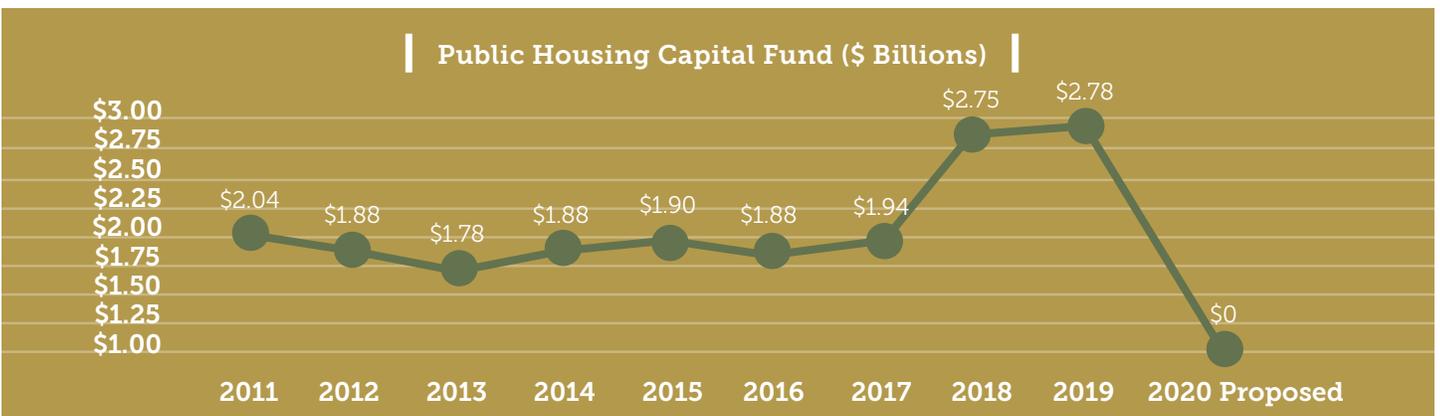
# Public Housing

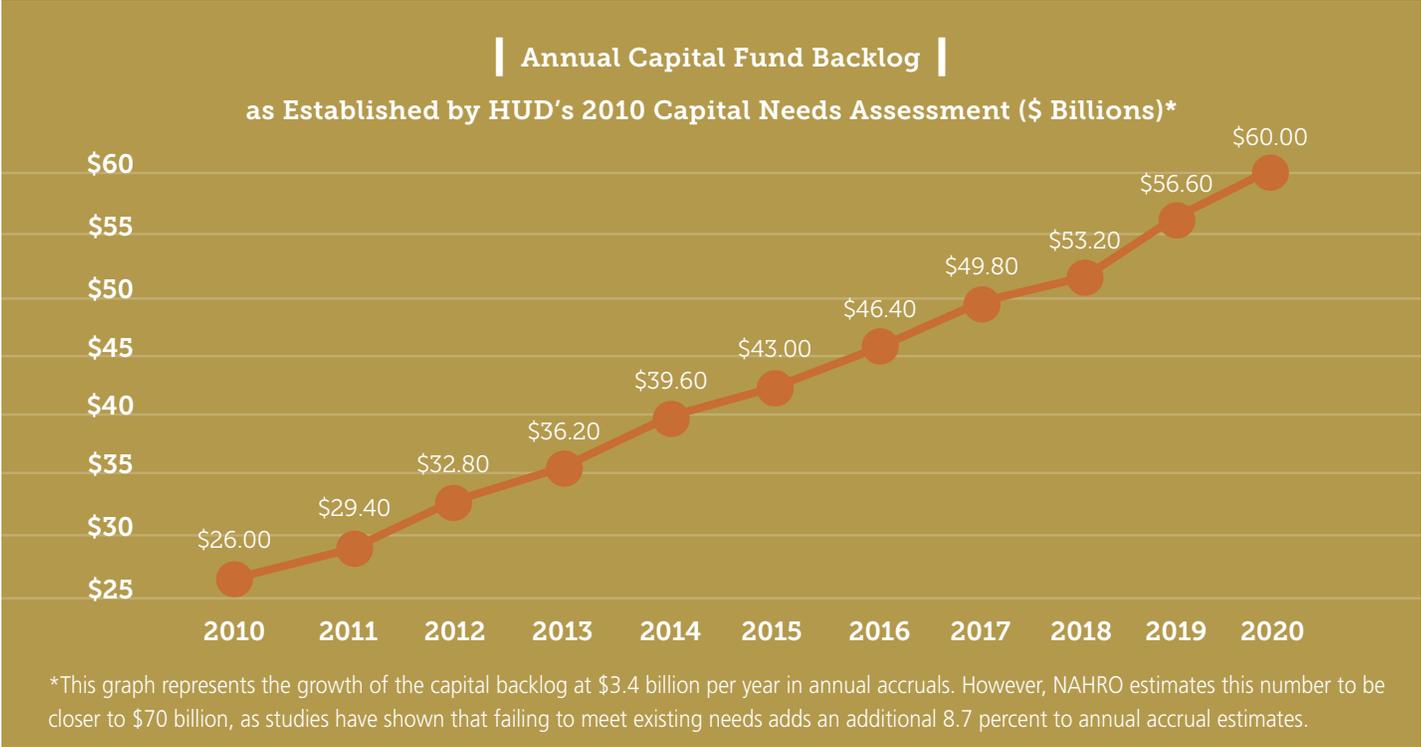
## Public Housing Is a Critical Resource for Vulnerable Families

Public Housing Agencies (PHAs) own and operate more than one million units of federally subsidized public housing, providing affordable housing to families, the elderly, persons with disabilities, and veterans. Sadly, chronic underfunding of the program has placed the inventory at risk. Regular order through Congress that provides adequate and appropriate funding to the Public Housing program is necessary to ensure these critical housing units are maintained and not lost.



Residents in aging units face increasingly unhealthy and unsafe conditions due to a mounting capital needs backlog. Sadly, Capital Fund appropriations lag dangerously behind accruing modernization needs. At the same time, funding for operations has endured deep cuts, forcing PHAs to forgo critical maintenance functions, further jeopardizing the long-term sustainability of many properties to the detriment of entire communities. PHAs are best positioned to house their communities, but they require increased access to private and public funds and broad access to tools that will allow them to streamline their operations, better serve their residents, and tap into the value of their assets to leverage private capital.





### NAHRO's Public Housing Priorities

- Advocate for the restoration of full funding for the operating costs and annual capital accrual needs of public housing.
  - Federal funding cuts and unfunded regulations have forced PHAs to make difficult decisions, forgoing preventative maintenance and putting off repairs.
  - Effective tools and mechanisms that improve the operation of the public housing program are critical, including the successful implementation of HOTMA provisions and the Moving to Work (MTW) expansion.
  - Regulatory reform is needed to increase flexibilities and to allow PHAs to better manage their properties in times of historically low federal funding, especially for small PHAs.
- Promote measures to streamline the operating environment in which PHAs function.
  - Administrative burdens should be adjusted to align with resources provided.
  - RAD should be made available to all PHAs that want to use it to as a repositioning tool.
  - Decisionmakers in Congress and at HUD must be educated on the challenges of instituting cash management protocols in the Public Housing program, as evidenced during the December 2018/January 2019 lapse in Federal appropriations.
- Ensure an appropriate relationship between PHAs and HUD is maintained.
  - HUD must continue to treat the Annual Contributions Contract (ACC) as a bilateral agreement, as it has for decades.
  - Unit inspection protocols must ensure residents of public housing have access to safe housing but must also be reasonable and manageable.
  - HUD must work with PHAs to ensure the Family Self-Sufficiency Program is measured using fair and locally tailored metrics.

# Section 8

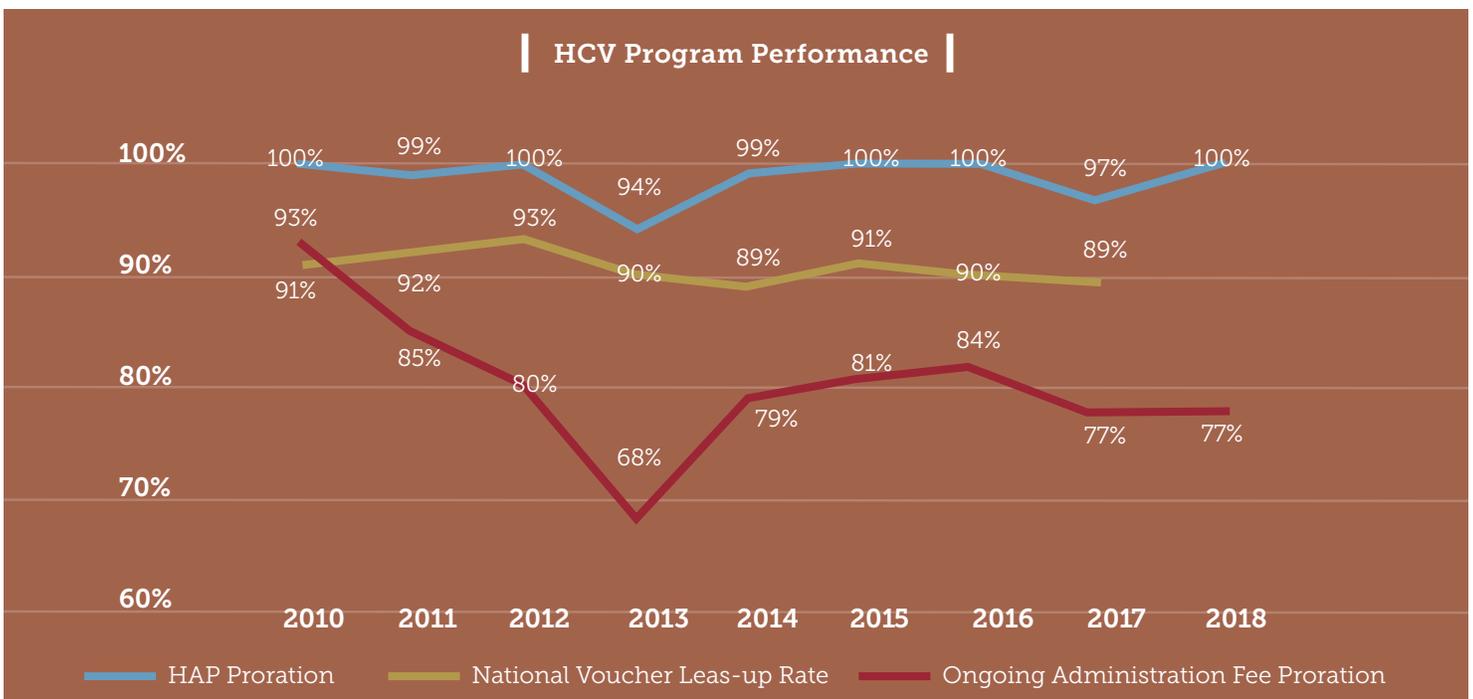
## Section 8 Provides Families with Stability & Flexibility

HUD's Section 8 programs help to form the backbone of HUD's housing assistance programs. They are an essential component in helping to provide low-income American families with access to affordable housing. The Housing Choice Voucher program, the largest in the Section 8 family of programs, provides rental assistance to over 2.2 million low-income families, giving them the opportunity to rent privately-owned units in the location of their choosing. The Housing Choice Voucher program serves a wide variety of program participants including families, seniors, persons with disabilities, households displaced by disasters, homeless veterans, and children aging out of the foster care system.

Funding for the Housing Choice Voucher program is appropriated through two accounts. In addition to funding that PHAs send to landlords on behalf of program participants (known as Housing Assistance Payments or HAP), Congress also funds an account for administrative fees to support the operations of the program.

It is critical that HUD pass a budget for FY 2020 that fully funds the Housing Choice Voucher HAP account. Underfunding HAP will result in a loss of vouchers for many vulnerable families. In addition, administrative fees are critical to ensuring that families are able to find homes.

Additionally, many housing agencies are contract administrators for Project-Based Rental Assistance contracts. Project-Based Rental Assistance is a Section 8 program, which provides funding for affordable housing developments through contracts between HUD and the development owner. Those housing agencies that serve as contract administrators provide management reviews, adjust contract rents, and review and process payments. Housing agencies—as providers of affordable housing—are best equipped to administer these contracts.



### NAHRO's Housing Choice Voucher Priorities

- Seek passage of a FY 2020 budget with full funding for the Housing Choice Voucher program.
- Advocate for a responsible level of administrative fee funding for voucher programs.
  - Years of inadequate funding have forced PHAs to reduce staff, deeply eroding capacity to administer the program.
  - NAHRO supports giving PHAs the ability to draw from HAP reserves to fund the administrative fee account, when administrative fees are not high enough to adequately run the program.
  - NAHRO also supports expanding the scope of allowable uses of HAP to include "providing program participant services and covering administrative costs related to mobility purposes."
- Separately fund and expand the Mobility Demonstration Program, which provides funding and regulatory flexibilities to PHAs that wish to voluntarily set up a mobility program.
- Support swift regulatory implementation of the provisions of the Housing Opportunity Through Modernization Act of 2016. This was a bill that passed unanimously through both the U.S. House of Representatives and the U.S. Senate. It includes a number of regulatory streamlining provisions and flexibilities that allow PHAs to better administer their Housing Choice Voucher programs.
- Ensure that any movement to form a single-contract consortia or form partial consortia among PHAs and involving the Housing Choice Voucher program is completely voluntary.
- Ensure that any movement to a new inspection protocol is done after appropriate concerns are met and is given sufficient time for PHAs to transition.
- HUD must work with PHAs to ensure the incredibly important, effective, and successful work of the FSS Program is maximized and measured using fair and locally tailored metrics.

### NAHRO's Section 8 Project-Based Rental Assistance Priorities

- Advocate for responsible funding for the renewal of Section 8 multi-family Project-Based Rental Assistance (PBRA).
- Support housing agencies as Performance-Based Contract Administrators.



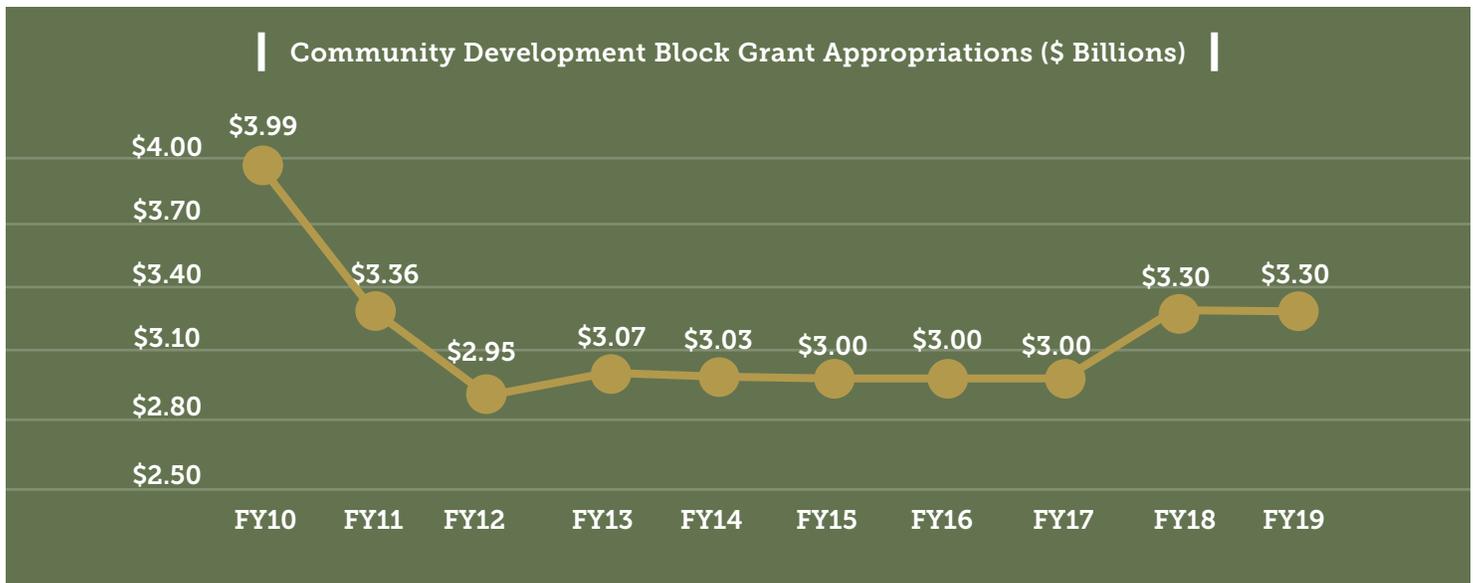
# CDBG

ROWLAND HEIGHTS  
COMMUNITY  
CENTER

## Community Development Block Grants (CDBG) Sustain Healthy Neighborhoods

For more than 40 years, CDBG has provided annual formula grants to over 1,300 state and local governments (and an additional 7,250 local governments that could have access to the funding) to rebuild local economies, strengthen public infrastructure, recover from disasters, and improve the quality of life for millions of low- and moderate-income Americans. This flexible program emphasizes local decision-making, the prioritization of needs, and ensures accountability through citizen participation and performance measurements.

CDBG funding is critical to every state and to the many localities that use these resources to revitalize their neighborhoods, assist small businesses, and support vulnerable populations, such as the elderly, homeless persons, victims of domestic violence, persons with disabilities, youth, and veterans. Despite the program's proven track record and growing need, CDBG formula funding has declined by as much as 25 percent since FY 2010. NAHRO supports this Administration's goals of streamlining rules that are outdated, unnecessary, ineffective, or impose costs that exceed their benefits.



### NAHRO's CDBG Priorities

- Protect and increase funding for CDBG so that states and localities are successful in their efforts to spur job creation, provide public services, and expand affordable housing opportunities.
- Advocate for legislative or regulatory changes that support the flexible and effective program administration by grantees.
- Oppose any legislation that would withhold federal housing and community development (HCD) dollars from grantees by linking those funds to unrelated issues outside the realm of HCD programs.



# Homeless Assistance Grants

## Homeless Assistance Grants Help Individuals & Families

Congress enacted the Homeless Emergency and Rapid Transition to Housing Act (HEARTH) in 2009, resulting in a major overhaul of HUD's McKinney-Vento homeless assistance programs. NAHRO strongly supported many of HEARTH's important reforms, including new flexibility to prevent at-risk families from falling into homelessness and an expanded HUD definition of homelessness that is better aligned with other agency definitions. The Continuum of Care (CoC) program funds more than 7,300 projects that focus on eliminating homelessness through support services, transitional housing and permanent supportive housing. HEARTH-mandated programmatic reforms have been previously hamstrung by inadequate funding, and the not-too-distant economic crisis has revealed the importance of adequate program funding as HUD continues to work to implement changes to its homeless assistance programs, as well as those new initiatives created by HEARTH.

### NAHRO's Homeless Assistance Grants Priorities

- Support full funding of the homeless assistance programs so that funding keeps pace with the rising costs associated with renewing expiring contracts for projects.
- Ensure regulations implementing the HEARTH Act are sensitive to the needs and abilities of local communities.
- Improve access to homeless assistance programs (Continuum of Care, Emergency Solution Grants, Rapid Re-Housing) to better position housing and community development agencies as full partners.





# Treasury

## Treasury's Affordable Housing & Community Development Programs Keep Local Economies Healthy

The **Low-Income Housing Tax Credit (LIHTC)** is our nation's most successful tool and a critical source of equity for almost three million affordable housing units over the last 30 years. Each year, LIHTC development supports a financial return on our nation's investment by supporting 96,000 jobs and adding approximately \$3.5 billion in taxes and other revenues to local economies.

The Affordable Housing Credit Improvement Act takes bi-partisan and comprehensive steps toward addressing the affordable housing deficit by increasing the overall LIHTC allocation authority and establishing a permanent 4 percent LIHTC rate. NAHRO thanks Congress and the Administration for increasing the LIHTC allocation by 12.5 percent for 4 years and allowing for income averaging as part of the Consolidated Appropriations Act, 2018.

**Opportunity Zones**, created in 2017, are a new community development program that encourages long-term investments in low-income urban and rural communities. The program has the potential to become an important, viable program for housing and community development agencies across the country.

- Private investors receive tax incentives to re-invest unrealized capital gains into Opportunity Funds by providing a temporary tax deferral for capital gains.
- Opportunity Funds are private sector investment vehicles that invest at least 90 percent of their capital in Opportunity Zones.
- Treasury is currently in the process of promulgating regulations for the program.

The **New Markets Tax Credit (NMTC)** was designed to increase the flow of capital to businesses and low-income communities by providing a modest tax incentive to private investors.

- More than 72 percent of all NMTC investments have been in communities exhibiting severe economic distress.
- Between 2003 and 2015, \$42 billion in direct NMTC investments were made in businesses, which leveraged nearly \$80 billion in total capital investment to projects in communities with severe economic distress.

The **Historic Tax Credit** is a powerful historic preservation tool. Recognizing the cost associated with rehabilitating historic buildings, the Historic Tax Credit provides a 20 percent income tax credit to developers of income producing properties such as office buildings, retail establishments, rental apartments, and others.

- Since its inception in 1976, this tax credit has resulted in the preservation of more than 42,000 buildings and generated over \$84 billion in economic development.

### NAHRO's Tax Credit Priorities

- Support legislation that strengthens LIHTC.
- Promote Opportunity Zone program regulations that are responsible, appropriate, and allow for adequate data collection ensuring transparent tracking of Opportunity Fund investments.



# HOME & Housing Trust Fund

## HOME Investment Partnerships Empower States & Localities

For 20 years, the HOME program has been effective in empowering over 600 states and localities to design and implement affordable housing strategies in response to locally determined need. HOME funds can be used for new construction, housing rehabilitation, down payment assistance to creditworthy homebuyers, and tenant-based rental assistance. HOME benefits those most in need by supporting low-income households (those earning less than 80 percent of the area median income), particularly people with disabilities, veterans, families with children, and people experiencing homelessness. HOME is a vital federal housing program that allows communities to leverage \$4.20 of public and private dollars for every HOME dollar invested, yet HOME has been slashed by almost 25 percent since FY 2010, while grantees face increasing regulatory burdens in order to administer their HOME programs.

### NAHRO's HOME Priorities

- Protect HOME from devastating funding cuts and advocate restoring the program funding to former baseline levels.
- Work to address the negative impact recent regulatory reforms have had on the ability of PHAs and local redevelopment agencies (LRAs) to fully engage in the program.
- Support effective program administration by advocating the elimination of the burdensome statutory 24-month commitment of funds requirement.

## National Housing Trust Fund (HTF)

In recognition of our nation's deep need for affordable housing targeted to extremely low-income households, Congress implemented the National Housing Trust Fund (HTF) under the Housing and Economic Recovery Act of 2008 with the purpose of generating a dedicated funding source allocated to states for affordable housing preservation and production.

### NAHRO's Housing Trust Fund Priorities

- Support the full capitalization and implementation of the Housing Trust Fund and ensure that it is not threatened by legislation that seeks to cancel or transfer its funds away.

### FY 2018 Housing Trust Fund Allocations (Totals - \$266,763,408)

Calif.	\$36,616,277	N.J.	\$7,726,903	Wash.	\$5,197,313	Tenn.	\$3,688,511
N.Y.	\$22,171,681	Ohio	\$6,971,712	Va.	\$4,672,562	Ore.	\$3,654,189
Texas	\$12,279,085	Mich.	\$6,004,558	Wis.	\$4,117,505	Md.	\$3,578,771
Fla.	\$10,442,914	N.C.	\$5,874,191	Ariz.	\$3,997,777	Colo.	\$3,563,587
Ill.	\$9,812,230	Mass.	\$5,720,333	Mo.	\$3,970,270	Minn.	\$3,445,781
Penn.	\$7,759,948	Ga.	\$5,705,499	Ind.	\$3,937,462	Conn.	\$3,269,474
		Pa.	\$3,068,829	S.C.	\$3,007,655		
Ala., Alaska, Ark., Del., D.C., Hawaii, Idaho, Iowa, Kan., Ky., Maine, Miss., Mont., Neb., Nev., N.H., N.M., N.D., Okla., R.I., S.D., Utah, Vt., W.Va., Wyo.							\$3,000,000 ea
Five U.S. Insular Areas							\$1,520,386

# About NAHRO



NAHRO networks by holding conferences throughout 2019 all over the U.S.:  
Washington, D.C., April 7–9    Boston, July 11–13    San Antonio, October 10–11



## 20,000 MEMBERS

Our membership includes nearly 20,000 housing and community development (HCD) agencies, professionals, and vendor partners all over the United States, including Guam, Puerto Rico, and the U.S. Virgin Islands.

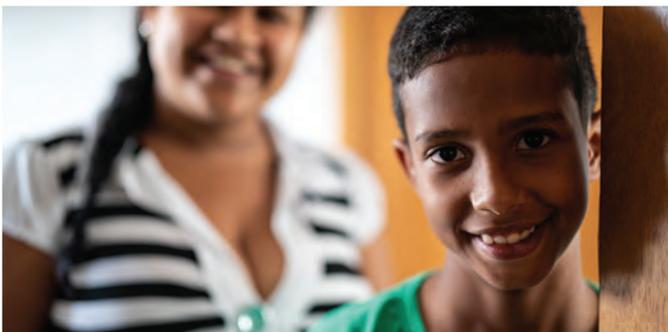
NAHRO educates by providing more than 200 learning opportunities annually on vital topics such as: Ethics, Public Housing, Homeownership, Housing Choice Vouchers, Inspections, RAD, and more.

## 2.8M HOMES

NAHRO members own or administer almost 2.8 million units of public housing, Section 8, and other affordable housing.



NAHRO advocates for vital housing and community development funding and initiatives:  
HUD Appropriations | Regulatory Relief (especially for small agencies) | Low-Income Housing Tax Credit



## 7.9M PEOPLE

NAHRO members provide housing to more than 7.9 million people in urban, rural, and suburban America.



## NAHRO LEADERSHIP 2019

CARL S. RICHIE, JR., NCC, NAHRO FELLOW	President
SUNNY SHAW, CME, PHM	Senior Vice President
ADRIANNE TODMAN	Chief Executive Officer
HENRIETTA SNIPES, NCC	Vice President – Commissioners
MARK THIELE, CS-PHM, CME, CMVO, NCC	Vice President – Community Revitalization & Development
JOHN T. MAHON, PHM	Vice President – Housing
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ANDY RODRIGUEZ	Vice President – Member Services
MARSHA J. PARHAM-GREEN, CME, MA/MNPM	Vice President – Professional Development
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CLIFTON C. MARTIN, CME, CMPO, SPHM, PHM	Chair – Budget & Administration
ELIZABETH SCOTT GLENN	Chair – Diversity, Equity & Inclusion Task Force
RICHARD HERRINGTON JR., CME, CMPO, NCC, PHM, NAHRO FELLOW	Chair – Housing America Task Force
MICHAEL GERBER	Chair – Legislative Network
SHARON L. CARLSON, CME, SPHM, PHM, SHM	Chair – Small Agency Task Force
JENNIFER BERGMAN	Chair – Strategic Planning Advisory Group
DIONNE ROBERTS	Business Partners Council Leader

### NAHRO Congressional Relations & Policy & Program Development Staff

GEORGI BANNA, ESQ.	Director – Policy & Program Development
TESS HEMBREE	Director – Congressional Relations
ERIC OBERDORFER	Policy Advisor
TUSHAR GURJAL	Policy Analyst