NAHRO 2020 LEGISLATIVE & REGULATORY AGENDA
NAHRO PRIORITIES

Fully Fund Affordable Housing and Community Development Programs
Congress should provide full funding of affordable housing and community development programs that — by meeting the needs of local communities — strengthen the country’s resolve.

Preserve and Develop the Nation’s Housing Stock
NAHRO’s members work hard to use existing federal housing programs and policies to create and maintain housing opportunities for families, youth, seniors, and persons with disabilities. This work is critical given high demand and low construction rates. NAHRO believes that “housing is infrastructure” and housing providers should all have access to programs and funding that preserve and improve subsidized housing.

Support Local, Community-Based Solutions
NAHRO members understand best the complex and unique circumstances facing their communities – rural, urban, and suburban. It is crucial that all federal programs allow local housing providers to nimbly respond to evolving local circumstances.

Champion Resilient Families and Communities
NAHRO supports programs that help its members foster stable communities, recover quickly from disasters, and operate mobility and place-based initiatives that help families succeed. NAHRO supports critical federal, state, and local resident supportive service programs that help families meet their basic needs.

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 the federal government remains open, deploys resources, and maximizes use of federal resources through sensible program design which does not unduly burden local housing providers, particularly smaller agencies with limited staff and access to financial resources.
<table>
<thead>
<tr>
<th>Discretionary Programs ($ Millions)¹</th>
<th>FY 2019 Enacted</th>
<th>FY 2020 Enacted</th>
<th>FY 2021 Pres. Budget Proposal</th>
<th>FY 2021 NAHRO Recommendations</th>
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<td>Resident Opportunities and Self-Sufficiency</td>
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Footnotes:
¹ Some accounts reflect rounding. Italics signify set-aside funds.
² Includes MTW operating fees.
³ Includes MTW HAP renewals.
⁴ Includes MTW administrative fees.
⁵ Includes renewal funding, administrative fees, and new vouchers.
⁶ The recommendation is to fully fund the vouchers currently being utilized with full accompanying administrative fees. The Department has additional funds in its accounts for new vouchers, which remain unused. Includes administrative fees with renewal funding.
PUBLIC HOUSING IS A CRITICAL RESOURCE FOR VULNERABLE FAMILIES

Advocate for full funding for the Public Housing Operating Fund so PHAs can efficiently and effectively maintain day-to-day operations.

Promote increased flexibility and streamlining of operating and financial systems for PHAs, especially small PHAs, to ensure local control and maximum responsiveness.

Support Public Housing as an essential federal program that provides Americans access to safe, secure, and accessible homes by advocating for a $70 billion investment in the Capital Fund to bring Public Housing units to modern standards.

HUD must continue to treat the Annual Contributions Contract (ACC) as a bilateral agreement.

Expand and preserve the Moving to Work (MTW) Program so all PHAs have the flexibility and tools to efficiently preserve and increase their local affordable housing and resident services needed for a vibrant and thriving community.

Maximize existing housing preservation and redevelopment by making repositioning options (RAD, Section 18, Voluntary Conversion) available to all PHAs that voluntarily want to use them.

Capital Needs Backlog* ($Billions)
Accounting for RAD and Choice Neighborhoods, the backlog is currently $70 Billion

* Established by HUD’s 2010 Capital Needs Assessment and based on amounts appropriated year over year and compounded by a rate of 8.7 percent annually.
SECTION 8 PROVIDES FAMILIES WITH STABILITY & FLEXIBILITY

The Housing Choice Voucher Program

Advocate for full funding of the Housing Choice Voucher program.

Advocate for full funding of the administrative fee for voucher programs as these funds allow PHAs to provide housing support services to their residents and ensure units are safe and sanitary.

Support expanding the scope of allowable uses of HAP to include “providing program participant services and covering administrative costs related to mobility purposes.”

Implement the Mobility Demonstration Program, which provides additional funding and regulatory flexibilities to PHAs that wish to set up or expand a mobility program.

Advocate for new Veterans Affairs Supportive Housing (VASH) vouchers along with supporting additional referral services and expanded VASH eligibility.

Ensure that any movement to regionalization of the HCV program is voluntary.

The Section 8 Project-Based Rental Assistance Program

Advocate for full renewal of PBRA funding and the timely disbursement of funding to owners.

Deploy adequate funding to PBCAs to conduct Management and Occupancy Reviews.

Support housing agencies as Performance-Based Contract Administrators.
HOUSING STRENGTHENS NATIVE AMERICAN COMMUNITIES

Advocate for reauthorization of the Native American Housing and Self Determination Act (NAHASDA).

Advocate for increased funding for Native American Housing programs to meet the need for decent, safe, and sanitary housing in Native American communities.

RESIDENT SELF-SUFFICIENCY SERVICES HELP FAMILIES

HUD must work with PHAs to ensure the Family Self-Sufficiency Program is maximized and measured using fair and locally tailored metrics.

Increase funding for the Jobs Plus Initiative to serve Public Housing, Housing Choice Voucher and Project-Based Rental Assistance program residents.

Increase funding for the Resident Opportunity and Self-Sufficiency (ROSS) program as it expands to serve Public Housing, Housing Choice Voucher and Project-Based Rental Assistance program residents.

The Jobs Plus Initiative develops local approaches for public housing residents to increase earnings and advance employment outcomes through work readiness, employer linkages, job placement, and more.

The ROSS Program provides public housing residents with supportive services, resident empowerment activities, and assistance in becoming economically self-sufficient.

HOMELESS ASSISTANCE GRANTS HELP INDIVIDUALS AND FAMILIES

Support full funding of the homeless assistance grants so that funding keeps pace with the rising costs of renewing expiring contracts for projects while improving access to homeless assistance programs (Continuum of Care, Emergency Solution Grants, Rapid Re-Housing) to position housing and community development agencies as full partners.
COMMUNITY DEVELOPMENT BLOCK GRANTS (CDBG)
SUSTAIN HEALTHY NEIGHBORHOODS

Protect and increase CDBG funding so states and localities are successful in their efforts to spur job creation, provide public services, and expand affordable housing opportunities.

Oppose any legislation or regulation withholding federal housing and community development (HCD) dollars from grantees because of issues unrelated to HCD programs.

Advocate for the timely deployment of CDBG-DR funding that will help communities recover from disasters, and repair or rebuild damaged housing.

TREASURY’S AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT PROGRAMS
KEEP LOCAL ECONOMIES HEALTHY

Support passage of the Affordable Housing Credit Improvement Act (S. 1703/H.R. 3077) that will increase the allocation of Low-Income Housing Tax Credit (LIHTC) and permanently set the 4 percent LIHTC rate.

Permanently authorize the New Markets and Historic Tax Credits, which have preserved tens of thousands of buildings and generated nearly $200 billion in capital investments and economic development in communities with severe economic distress.

Congress and the Administration should find strategies and mechanisms so Opportunity Zone investments benefit low-income individuals and communities through the development of new affordable housing units.

HOME INVESTMENT PARTNERSHIPS AND THE HOUSING TRUST FUND
EMPOWER STATES & LOCALITIES

Advocate for increased HOME Investment Partnerships funding to allow local communities flexibility to address their housing needs.

Support effective program administration by advocating the elimination of the burdensome statutory 24-month commitment of funds requirement.

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

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President, Housing Alliance and Community Partnerships
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NAHRO Senior Vice President
Executive Director, Oakland Housing Authority
(Oakland, California)

Adrianne Todman
Chief Executive Officer, NAHRO
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QUESTIONS/MORE INFO?
Email agenda@nahro.org.

About NAHRO

NAHRO, which was established in 1933, is a membership organization of 20,000 housing and community development providers and professionals throughout the United States. NAHRO members create and manage affordable housing for low- and middle-income families and vibrant communities that enhance the quality of life for all; they administer more than 3 million homes for more than 7.9 million people.

NAHRO’s first-ever all-female leadership team. Left to right: Patricia Wells, Adrianne Todman, Sunny Shaw.