



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.



NAHRO'S FUNDING RECOMMENDATIONS FOR SELECTED HUD PROGRAMS

Discretionary Programs (\$ Millions) ¹	FY 2019 Enacted	FY 2020 Enacted	FY 2021 Pres. Budget Proposal	FY 2021 NAHRO Recommendations
Public Housing Operating Fund	\$4,653	\$4,549	\$4,328 ²	\$4,659
Public Housing Capital Fund	\$2,775	\$2,870	\$0	\$5,000
Competitive Lead-Based Paint Grants	\$25	\$45	\$35	-
Resident Opportunities and Self-Sufficiency	\$35	\$35	\$0	\$50
Emergency Capital Needs	\$30	\$65	\$10	\$65
Jobs Plus Pilot	\$15	\$15	\$100	\$100
PH Financial and Physical Assessment Activities	\$14	\$14	\$23	\$23
Administrative Receivership	-	-	\$40	-
Rental Assistance Demonstration (RAD)	-	-	\$100	\$100
Choice Neighborhoods Initiative	\$150	\$175	\$0	\$300
Section 8 Housing Assistance Payment Renewals	\$20,313	\$21,502	\$21,131 ³	\$22,779
Administrative Fees	\$1,886	\$1,977	\$1,815 ⁴	\$2,550
Tenant Protection Vouchers	\$85	\$75	\$100	\$130
HUD-VASH	\$40	\$40	\$0	\$40
HUD-VASH Tribal ⁵	\$4	\$1	\$4	\$4
FUP Vouchers	\$20	\$25	\$0	\$25
Mobility Demonstration	\$25	\$25	\$0	\$50
Section 811 Mainstream Vouchers ⁶	-	\$229	\$310	Fully Fund
Family Self-Sufficiency (FSS)	\$80	\$80	\$90	\$150
Section 8 Project-Based Rental Assistance	\$11,747	\$12,570	\$12,642	\$13,400
Native American Programs	\$755	\$825	\$600	\$955
Community Development Block Grant	\$3,300	\$3,425	\$0	\$3,800
HOME Investment Partnerships Program	\$1,250	\$1,350	\$0	\$1,500
Housing Opportunities for Persons with AIDS	\$393	\$410	\$330	\$430
Homeless Assistance Grants	\$2,636	\$2,777	\$2,773	\$3,100

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.



\$70B
 The Capital Fund backlog is an estimated \$70B, a \$44B increase over the past 10 years.

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.

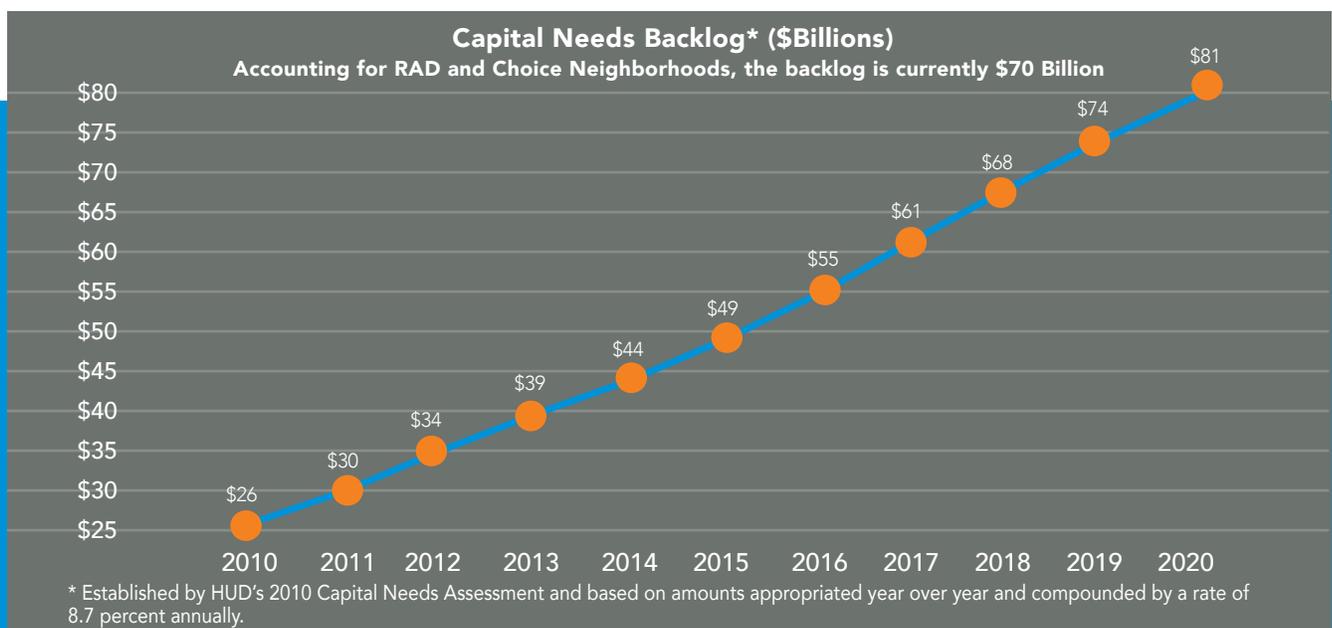
Promote **increased flexibility and streamlining** of operating and financial systems for PHAs, especially small PHAs, to ensure local control and maximum responsiveness.

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.





2M
 The Housing Choice Voucher program serves more than 2 million households nationwide.

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.

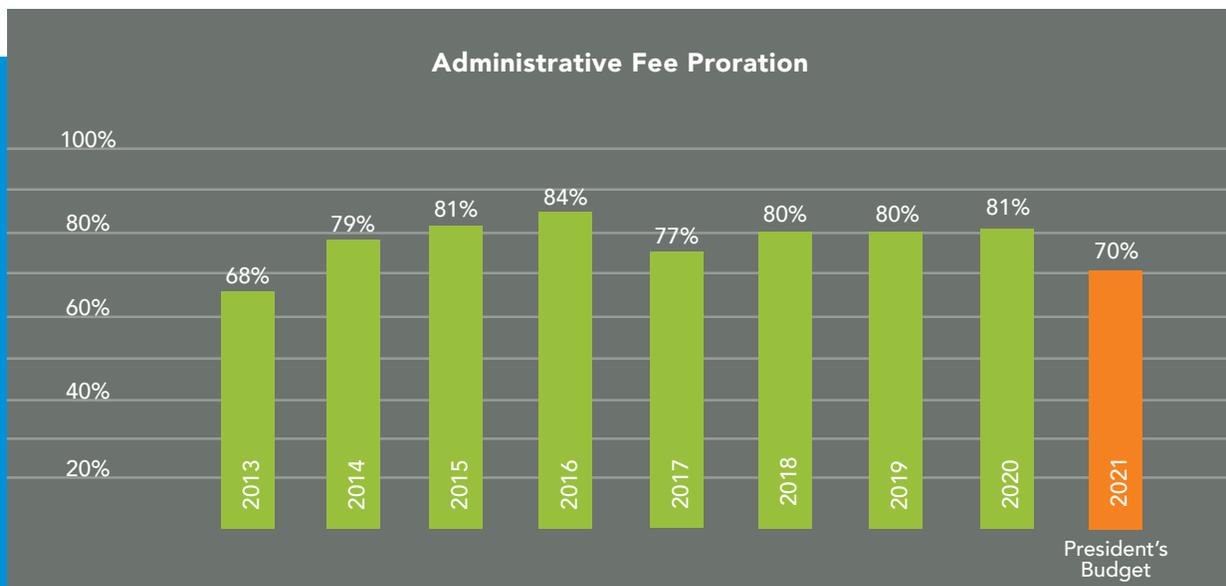
Ensure that any movement to regionalization of the HCV program is voluntary.

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.

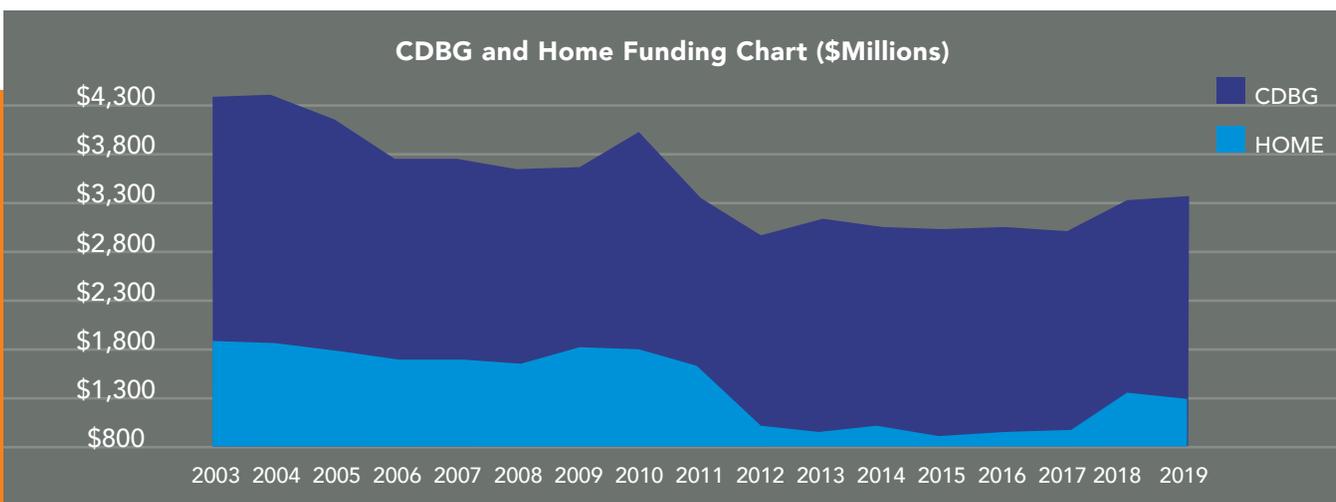
Congress and the Administration should find strategies and mechanisms so **Opportunity Zone** investments benefit low-income individuals and communities through the development of new affordable housing units.

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

Sunny Shaw

NAHRO President
President, Housing Alliance and Community Partnerships
(Pocatello, Idaho)

Patricia Wells

NAHRO Senior Vice President
Executive Director, Oakland Housing Authority
(Oakland, California)

Adrienne Todman

Chief Executive Officer, NAHRO
(Washington, D.C.)

NAHRO Staff

Georgi Banna, Esq

Director, Policy & Program Development

Tess Hembree

Director, Congressional Relations

Eric Oberdorfer

Policy Advisor

Tushar Gurjal

Policy Analyst

QUESTIONS/MORE INFO?

Email agenda@nahro.org.



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

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.

630 Eye Street, NW, Washington, D.C. 20001 | 202-289-3500
www.NAHRO.org | Twitter: @nahronational | www.nahroblog.org

