



NAHRO

building communities together

2024 Legislative & Regulatory Agenda

ABOUT NAHRO

The National Association of Housing and Redevelopment Officials (NAHRO) has worked for the past 91 years to ensure that all families have access to safe, secure affordable housing in strong, resilient communities across the country. NAHRO, established in 1933, is a membership organization of 26,000 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 support vibrant communities that enhance the quality of life for all. NAHRO members administer more than 3 million homes for more than 8 million people. NAHRO advocates for affordable housing and community development to ensure that everyone has access to an affordable, quality home in a strong, vibrant community.



Rosefield Village (Housing Authority of the City of Alameda)

NAHRO'S FOCUS

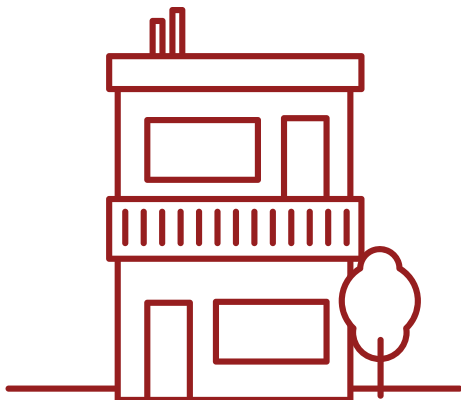
In 2024, NAHRO remains focused on advocating for **adequate and responsible funding** for housing and redevelopment agencies. This funding supports **holistic approaches to housing and community development** and helps to **build and preserve affordable units through streamlined programs** that allow for creative, local solutions.

View NAHRO's Policy Priorities
www.nahro.org/24priorities



HOUSING + REDEVELOPMENT

Housing agencies help families access safe, secure housing through a variety of federal programs, including the Housing Choice Voucher and Public Housing programs. Critically, housing agencies also help develop and preserve affordable housing units across the country.



Redevelopment agencies restore and create vibrant neighborhoods through constructing and rehabilitating buildings and public amenities. These agencies rely on a variety of funding sources to help improve our nation's communities.

NAHRO FUNDING PRIORITIES

Discretionary Programs (in millions)	FY 2024 Enacted	FY 2025 President's Proposed Budget	NAHRO FY 2025 Recommendations
Public Housing Operating Fund	\$5,476	\$5,050	\$5,838
Public Housing Operating Fund Shortfall	\$25	\$178	\$377
Public Housing Capital Fund	\$3,200	\$3,200	\$5,000
Emergency Capital Needs	\$30	\$30	\$135
Choice Neighborhoods Initiative	\$75	\$140	\$150
HCV Housing Assistance Payments Renewals	\$28,491	\$29,251	\$30,617 ¹
Administrative Fees	\$2,771	\$2,964	\$3,217
Tenant Protection Vouchers	\$337	\$300	\$500
Incremental Vouchers ²	--	\$241	\$241
Mainstream Vouchers	\$743	-- ³	\$788
Section 8 Project-Based Rental Assistance	\$16,010	\$16,686	\$16,686
Family Self-Sufficiency (FSS)	\$141	\$125	\$200
Resident Opportunity and Self Sufficiency	\$40	\$35	\$40
Jobs Plus	\$15	\$15	\$15
Community Development Block Grant (CDBG)	\$3,300	\$2,900	\$4,200
HOME Investment Partnerships Program	\$1,250	\$1,250	\$2,500
Housing Opportunities for Persons with AIDS	\$505	\$505	\$505
Homeless Assistance Grants	\$4,051	\$4,060	\$4,060

¹ This account does not include Mainstream voucher renewals or administrative fees which are separated into another account.

² This account only includes new general purpose vouchers.

³ This account has been combined with the general renewals and general administrative fees account in the President's budget.



Altgeld Family Resource Center (Chicago Housing Authority)



The Nave (Cook Inlet Housing Authority) is a community space that hosts art shows, concerts, and more.

Adequate and Responsible Funding

A systemic lack of investment in affordable housing directly contributes to the nation's growing affordable housing crisis. Congress must provide adequate and responsible funding to housing and redevelopment agencies to ensure they can continue providing affordable housing in thriving communities.

1. Increase Investments in Affordable Housing

Programs: Insufficient investments in affordable housing exacerbates the affordable housing crisis by failing to provide adequate housing options for low- and middle-income families. Congress should fully fund public housing, Housing Choice Vouchers, Project-Based Rental Assistance contracts, and community development programs to guarantee all families have access to safe and secure housing.



2. Limit the Uncertainties of Continuing Resolutions and Indiscriminate Funding Cuts:

Congress's reliance on continuing resolutions creates uncertainty in funding, which negatively impacts public housing programs, voucher utilization, and long-term planning efforts. Any across-the-board cut to federal rental assistance and community development programs would only exacerbate these challenges.

3. Minimize Impacts on Federal Grant Programs:

Delayed funding for grant programs such as the Community Development Block Grant (CDBG), HOME Investment Partnerships Program, the Choice Neighborhoods Initiative, and Homeless Assistance Grants caused by long-term continuing resolutions hampers efforts to strengthen communities and provide affordable housing options. This uncertainty makes the critical work provided by redevelopment agencies more difficult.

4. Understand Changing Market Dynamics:

NAHRO members face difficulties in housing low- and middle-income families within strong, vibrant communities due to numerous factors including rising rents, tight rental markets, increased insurance premiums, and federal inflation factors that do not keep pace with rising costs on the ground. Federal appropriations must account for these realities.

5. Increase the Supply of Resilient Affordable Housing:

A shortage of housing further intensifies the housing affordability issue, as demand outweighs supply, leading to increased competition and higher costs. Funding must be provided to build more affordable units across the country to address this issue. Additionally, climate resilient approaches to development and financing must be considered before and after natural disasters strike.

Addressing these funding challenges requires coordinated efforts from Congress, policymakers, and stakeholders in the housing sector to prioritize affordable housing initiatives, allocate sufficient funding, and implement effective strategies to increase housing supply and affordability.



Neighborhood Early Learning Connectors (King County Housing Authority)



The Common Ground Cafe (Clarksville Neighborhood and Community Services)

Holistic Approaches to Housing and Community Development

Housing and redevelopment agencies need additional tools to help families find and remain in housing in the neighborhoods of their choice. Holistic approaches to community development are necessary for these efforts to be successful.

1. Authorize the Use of Voucher Funding for Short-Term Financial Assistance:

Allowing voucher Housing Assistance Payment (HAP) funding to be used for short-term financial assistance such as security deposits, application fees, and a risk mitigation fund can help residents successfully secure housing in areas with limited availability and make them more competitive when leasing units.

2. Empower Residents by Increasing Housing Choice and Providing Homeownership Options:

The Housing Choice Voucher Homeownership program is an important resource in helping families buy a home and build generational wealth. Providing funding for mobility programs and prohibiting source of income discrimination helps families with housing vouchers compete more effectively in the housing market and access a wider range of housing options.



3. Expand Supportive Services and Mental Health Programs:

Increasing funding for supportive services and mental health programs can assist households that face greater challenges in maintaining housing stability. These programs help to ensure that families remain safely housed and that they are provided with the resources and services they need.

4. Improve Educational Outcomes and Data Sharing:

Enhancing educational outcomes for families by improving internet and digital access, expanding programs like the Book Rich Environments Program, and facilitating federal cooperation and data sharing between housing agencies and schools can contribute to the overall well-being and success of families.

5. Advance Diversity, Equity, and Inclusion as Central to Healthy Communities:

Healthy communities must address housing, homeownership, criminal justice, self-sufficiency, social determinants of health, and access to resources through the lens of diversity, equity, and inclusion. Programs and policies should respect race, religion, skin color, gender, nationality, sexual orientation, gender identity, physical abilities, age, work, and behavioral styles as well as the perspectives of how individuals are shaped by their environment and experiences.

Addressing barriers to housing access and stability while also investing in supportive services and educational opportunities will improve the lives of low- and middle-income families and strengthen communities. Holistic approaches that ensure all Americans can make the best housing, health, and educational decisions will increase equity.

Build and Preserve Affordable Units through Streamlined Programs

Significant investments in new construction and preservation are needed to meet growing housing demand. Common sense improvements and appropriate funding for programs that help increase our affordable housing stock are crucial to solving our affordable housing crisis.

1. Improve the Housing Credit: Common sense improvements to the Low-Income Housing Tax Credit (housing credit) program, such as excluding housing from the Private Activity Bond cap, permanently increasing allocation amounts, and permanently lowering the “50 percent test,” can make the program more effective in incentivizing affordable housing development.

2. Invest in the HOME Investments Partnership Program: The HOME Investments Partnership Program plays a critical role in financing affordable housing construction. Continued support from Congress and increased funding allocations are needed to help develop additional affordable housing units.

3. Ease Regulatory Requirements to Preserve Existing Units: Setting Davis Bacon wage requirements to 2024 dollars, tied to an annual inflation factor, and exempting affordable housing from Build America, Buy America requirements will ease the process of building and rehabilitating affordable units.

4. Provide Ownership Flexibilities for USDA Rural Housing Service Properties: Providing creative solutions to help enable housing agencies take ownership of USDA Rural Housing Service properties when other owners are unavailable can streamline the preservation of these properties and increase the availability of affordable housing.



5. Improve Housing Preservation Options: Ensuring that housing preservation options, such as the Rental Assistance Demonstration (RAD) program, accurately reflect on-the-ground rental prices is essential. HUD’s Operating Cost Adjustment Factor (OCAF) methodology requires revision to better align with current rental market conditions. Congress and HUD must continue maximizing existing housing preservation efforts and increase housing inventory by creating new repositioning options and making them voluntarily available to all housing agencies.

6. Increase Project-Basing Flexibilities: Congress should provide housing agencies the discretion to project-base up to 50% of their portfolio so housing agencies can ensure affordable housing units are built and preserved in high-cost markets where a scarcity of units may impact tenant-based voucher lease-ups.

By implementing these proposed improvements, Congress and housing stakeholders can work towards meeting the increasing demand for affordable housing while also promoting the preservation and sustainability of existing housing stock. Collaboration between local agencies and federal partners will be crucial in addressing the complex challenges of housing affordability and availability.



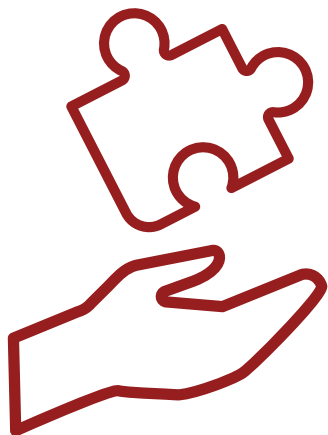
Cypress Pinchback affordable housing development (East Baton Rouge Housing Authority)



Lemington Senior Housing (Housing Authority of the City of Pittsburgh)

Creative, Local Solutions

NAHRO members understand the local needs, concerns, and conditions of their communities better than anyone. Allowing housing agencies to use creative, local solutions will go far in helping ease the affordable housing crisis at the local level.



1. Streamline Federal Regulations: Simplifying cumbersome federal regulations and requirements will enable housing agencies to operate more efficiently and cost-effectively, allowing them to better address the unique needs of their communities.

2. Address the Rise in Homelessness by Funding Programs that Support Local Approaches: In the past year, homelessness across the country increased by a staggering 12 percent. The Homeless Assistance Grants program and Continuums of Care play a vital role in providing essential support and resources to individuals and families experiencing homelessness, as well as facilitating community-wide engagement to address this pressing issue.

3. Maintain the Existing Relationship between Housing Providers and HUD: Existing contractual agreements between Congress, housing agencies, and project-based contract administrations (PBCAs) should remain robust through Annual Contributions Contracts (ACCs) to ensure continuity and stability in the relationship between HUD and affordable housing providers. Maintaining this relationship will allow agencies to better respond to local needs.

4. Increase Local Decision-Making Flexibility: Housing agencies should have the flexibility to collaborate with their communities in ways that make sense locally. This includes removing the public housing Community Service and Self-Sufficiency Requirement (CSSR), which is perceived as inequitable and of little benefit to residents. Additionally, Congress and HUD should provide resources for housing agencies to make informed decisions regarding tenant admission and continued occupation policies that address local considerations.

5. Demonstrate Congressional Support for Flexibility: Congress must ensure that housing agencies have the necessary flexibilities to meet local needs effectively, acknowledging the importance of local expertise and community engagement in the affordable housing sector. HUD regulations must also reflect this need and not further complicate an already complex regulatory environment.

By prioritizing these measures, Congress can empower housing and redevelopment agencies to better serve their communities and ensure the development and preservation of affordable housing in ways that align with local priorities and needs.

NAHRO Leadership:

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