

2019 Legislative Agenda

Mountain Plains NAHRO

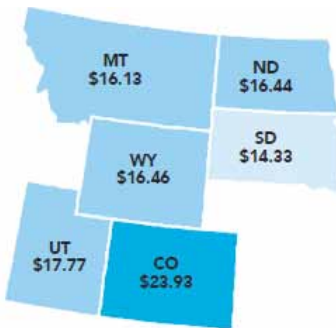
National Association of Housing and Redevelopment Officials



Mountain Plains NAHRO (MP-NAHRO) is one of eight regional councils of NAHRO.

MP-NAHRO members serve over 200 communities in six states through affordable housing, community development and economic self-sufficiency programs.

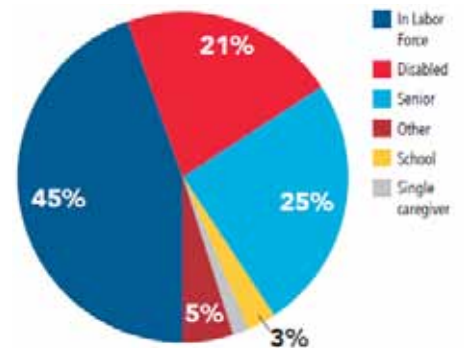
Mountain Plains Snapshot



2018 Two Bedroom Rental Home Housing Wage

Represents the hourly wage that a household must earn (working 40 hours a week, 52 weeks a year) in order to afford the Fair Market Rent for a two bedroom rental home, without paying more than 30% of their income.

Extremely Low Income Renter Households in Colorado



Rental Housing Affordability by Bedroom Size and Area Median Income in Utah

Housing photo credit: Bud Bailey Apartments, Housing Connect, Salt Lake City, Utah

Graphics provided by: National Low Income Housing Coalition | www.NLIHC.org



2019 Legislative Priorities

Keep the Government Open for Efficient and Effective Program Operations

Congress must support our nation's commitment to housing assistance and community development by ensuring that HUD does not shut down and can deploy funding without disruption.

Fully Fund Affordable Housing and Community Development Programs

We ask Congress to appropriate full funding of HUD programs

through consistent, on-time, and regular Congressional order.

This can be accomplished by committing to the following:

- Restore full funding for the operating costs and annual capital accrual needs of public housing.
- Restore full funding for the Housing Choice Voucher (HCV) program and the program's administrative fees in the FY 2020 budget.
- Protect funding for the Community Development Block Grant (CDBG).
- Protect the HOME Investment Partnerships programs from devastating funding cuts and advocate restoring the program funding to former baseline levels.
- Support the full capitalization and implementation of the Housing Trust Fund (HTF) fund.
- Expand funding of homeless assistance programs.

Rental Assistance by State (2017)

State	Households Receiving Rental Assistance	Unassisted Low Income Renter Households paying > 50% income for housing
Colorado	60,000 (26%)	175,000 (74%)
Montana	14,000 (33%)	28,000 (67%)
North Dakota	12,000 (33%)	24,000 (67%)
South Dakota	15,000 (39%)	23,000 (61%)
Utah	20,000 (26%)	57,000 (74%)
Wyoming	6,000 (35%)	11,000 (65%)

Center on Budget and Policy Priorities | www.cbpp.org

Housing photo credit:
Grace Mary Manor, Permanently Supportive Housing, Housing Connect, Salt Lake City, Utah

Preserve and Develop the Nation's Housing Stock

Public Housing Agencies use housing programs and policies to create opportunities for families, people who are elderly or people who have a disability. These resources are precious and we must work to preserve existing and develop new affordable housing options for low income Americans.

We ask Congress to commit to the following:

- Support effective tools and oversight to improve operation of the public housing program.
- Ensure every PHA that chooses to do so can convert their public housing through the Rental Assistance Demonstration (RAD).
- Strengthen the Low Income Housing Tax Credit (LIHTC) through a fixed and lasting commitment.
- Swift implementation of Opportunity Zones to expand the nation's affordable housing stock.

Housing photo credit:
Alto Apartments, Unison Housing Partners, Adams County, Colorado

Create Local, Community-Based Solutions

Public Housing Agencies know their local needs and unique situations. However, Congress' top-down approach to housing and community development hinders the ability of PHAs to make the best decisions for their communities.

Congress should support community-based problem-solving through the following:

- Eliminate overly burdensome requirements on small housing agencies.
- Oppose mandatory consolidation of agencies' Housing Choice Voucher programs.
- Support swift expansion of the Moving to Work (MTW) program from 39 to 139 MTW agencies.
- Support local control and flexibility of the MTW expansion within statutory limits.

Support Efficient Program Operation

To improve efficiency, HUD and other federal agencies can help their partners maximize federal resources through sensible program design and regulation. The recent lapse in federal appropriations revealed the importance of local control and access to program reserve funds.

To increase efficiencies, Congress should commit to the following:

Housing photo credit:
Palo Park, Boulder Housing Partners, Boulder, Colorado



- Support streamlined program operations for Small Agencies.
- Advocate for HUD to treat the Annual Contributions Contract (ACC) as a bilateral agreement between PHAs and the Federal government, as it has for decades.
- Allow PHAs to draw from Housing Assistance Payments (HAP) reserves to fund the administrative fee account, when those fees are not adequate to run the program. Allow PHAs to use HAP to fund resident services and costs related to mobility needs.
- Insist on swift regulatory implementation of the Housing Opportunity Through Modernization Act of 2016 (HOTMA) provisions.
- Improve access to homeless assistance programs (Continuum of Care, Emergency Solution Grants, Rapid Re-Housing).
- Ensure the Opportunity Zones program oversight and data collection supports low income communities as intended.
- Push for the quick implementation of the Small Agency regulatory relief provisions and the Family Self-Sufficiency provisions of the Economic Growth, Regulatory Relief, and Consumer Protection Act (previously known as S. 2155).
- Ensure HUD does not repeat the adverse cash management protocols used during the recent government shutdown.

Policy and Legislative Contact Information

Georgi Banna, Esq.

Director of Policy and
Program Development

NAHRO

GBanna@nahro.org

202-580-7234

Tess Hembree

Director of
Congressional Relations

NAHRO

THembree@nahro.org

202-580-7225

David Martens

Regional Director

Mountain Plains NAHRO

davem@mpnahro.org

303-447-0690

