

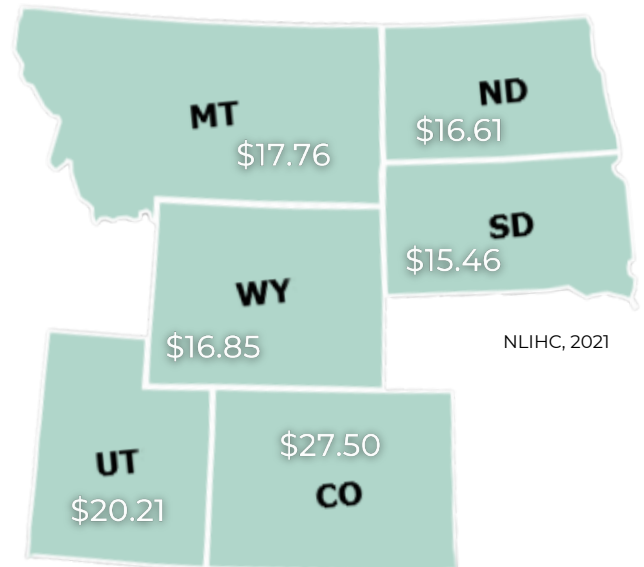
2022 LEGISLATIVE AGENDA

Flats at Ford St. (Golden, CO)



Mountain Plains NAHRO represents the states of Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming and is comprised of over 200 housing authorities and community development agencies working to give their residents an affordable place to live in vibrant communities of opportunity. MPNAHRO recommends the policy and programs included in this agenda.

HOURLY WAGE NEEDED TO AFFORD A 2-BEDROOM



This wage increases YOY for all states in this region. A minimum wage worker cannot afford rent in any any of these states.

1. Preserve and Develop the Nation's Affordable Housing Stock

- Provide at least \$70 billion in funding to fill the Public Housing Capital Fund backlog and fully fund the Public Housing Capital and Operating Funds annually.
- Maximize existing housing preservation and redevelopment by making repositioning options (Rental Assistance Demonstration, Section 18, Voluntary Conversion) available to all public housing agencies that want to use them.
- Strengthen the Low-Income Housing Tax Credit (LIHTC) by increasing the annual per capita allocation by 50%, promote public housing preservation bonds that are excluded from the overall cap, and reduce the private activity bond test to 25% for the 4% Tax Credit. Previously authorized 4 year 12.5% annual boost to states expired at the end of 2021. Without congressional action we will produce less affordable housing starting in 2022.
- Expand funding for the Community Development Block Grant, HOME Investment Partnerships Program, and Homeless Assistance Grants.

See page 3 for more information about your state.

2. Expand Access to Affordable Housing for Low-Income Families

- Fully fund HCV administration fees to ensure PHAs can help their residents find safe, secure housing in extremely tight rental markets. Fees are currently \$209 million short (based on 92% proration) of what HUD determines is needed to successfully administer the HCV program nationally.
- Fully fund HAP to increase Landlord participation in the HCV program. The National Budget Authority is currently \$491 million short (based on 98% proration) of what is necessary to house the same number of families as last year, considering inflation.
- Ensure all families have access to neighborhoods of opportunity through mobility programs and Enhanced Payment Standards.
- Continue to improve the accuracy and timeliness of fair market rents (FMRs) to keep up with rapidly increasing rental rates across the region.
- Include source of income discrimination in Fair Housing protections to increase HCV leasing success and family mobility.



9th East Lofts (Salt Lake City, UT)



Silvertip (Missoula, MT)

3. Support Flexible Community Driven Solutions

- Help housing agencies return to normal post-pandemic operations by providing relief for PHAS and SEMAP scores when agencies face unforeseen challenges.
- Allow local housing providers to nimbly respond to evolving local circumstances facing their unique communities through expanded statutory and regulatory flexibilities and by supporting programs such as Moving to Work (MTW).
- HUD must ensure the Annual Contributions Contract (ACC) remains a contract between HUD and PHAs and not make any unilateral changes to the contract.

Low-Income Housing Tax Credit Impact In Colorado



The ACTION Campaign represents over 2,400 organizations and businesses working to address our nation's severe shortage of affordable rental housing by supporting the Low-Income Housing Tax Credit.

The Housing Credit's Benefits For Low-Income Families And The Economy, 1986 - 2020



55,018
homes developed or preserved in CO



119,932
low-income households served



91,656
jobs supported for one year



\$3.6 billion
in tax revenue generated



\$10.4 billion
in wages & business income generated

The Low-Income Housing Tax Credit (Housing Credit) is a proven solution to help address the affordable housing crisis.

The Housing Credit is our nation's most successful tool for encouraging private investment in affordable rental housing.

It has financed nearly 3.5 million homes for low-income families and individuals nationwide since 1986.

The ACTION Campaign calls on Congress to:

- Expand the Housing Credit to address the severe shortage of affordable housing.
- Strengthen the Housing Credit to maximize impact in communities facing the greatest need.
- Enhance multifamily Housing Bonds, which provide critical financing to about 50 percent of Housing Credit homes.

The Need for Affordable Housing

Though the Housing Credit has had a tremendous impact across the country, much more affordable housing is still needed to meet the growing demand.



176,078 renter households
in Colorado pay more than half of their monthly income on rent, leaving too little for other expenses like health care, transportation, and nutritious food



In order to afford a one-bedroom apartment, a minimum wage worker in Colorado has to work **72 hours per week**

Addressing Our Nation's Severe Shortage Of Affordable Housing



Up to 48,030 additional affordable homes could be financed in Colorado by the primary unit financing provisions in the *Affordable Housing Credit Improvement Act*.

Visit rentalhousingaction.org for data sources and methodologies.

Low-Income Housing Tax Credit Impact In Montana



The ACTION Campaign represents over 2,400 organizations and businesses working to address our nation's severe shortage of affordable rental housing by supporting the Low-Income Housing Tax Credit.

The Housing Credit's Benefits For Low-Income Families And The Economy, 1986 - 2020



8,920

homes developed or preserved in MT



20,358

low-income households served



14,280

jobs supported for one year



\$560 million

in tax revenue generated



\$1.6 billion

in wages & business income generated

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28,532 renter households

in Montana pay more than half of their monthly income on rent, leaving too little for other expenses like health care, transportation, and nutritious food.



In order to afford a one-bedroom apartment, a minimum wage worker in Montana has to work **63 hours per week**

Addressing Our Nation's Severe Shortage Of Affordable Housing



Up to 4,180 additional affordable homes could be financed in Montana by the primary unit financing provisions in the *Affordable Housing Credit Improvement Act*.

Visit rentalhousingaction.org for data sources and methodologies.

Low-Income Housing Tax Credit Impact In North Dakota



The ACTION Campaign represents over 2,400 organizations and businesses working to address our nation's severe shortage of affordable rental housing by supporting the Low-Income Housing Tax Credit.

The Housing Credit's Benefits For Low-Income Families And The Economy, 1986 - 2020



8,650

homes developed or preserved in ND



19,390

low-income households served



14,166

jobs supported for one year



\$557 million

in tax revenue generated



\$1.6 billion

in wages & business income generated

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19,501 renter households

in North Dakota pay more than half of their monthly income on rent, leaving too little for other expenses like health care, transportation, and nutritious food.



In order to afford a one-bedroom apartment, a minimum wage worker in North Dakota has to work **73 hours per week**

Addressing Our Nation's Severe Shortage Of Affordable Housing



Up to 2,270 additional affordable homes could be financed in North Dakota by the primary unit financing provisions in the *Affordable Housing Credit Improvement Act*.

Visit rentalhousingaction.org for data sources and methodologies.

Low-Income Housing Tax Credit Impact In South Dakota



The ACTION Campaign represents over 2,400 organizations and businesses working to address our nation's severe shortage of affordable rental housing by supporting the Low-Income Housing Tax Credit.

The Housing Credit's Benefits For Low-Income Families And The Economy, 1986 - 2020



10,957
homes developed or preserved in SD



24,497
low-income households served



19,166
jobs supported for one year



\$758 million
in tax revenue generated



\$2.2 billion
in wages & business income generated

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18,657 renter households
in South Dakota pay more than half of their monthly income on rent, leaving too little for other expenses like health care, transportation, and nutritious food.



In order to afford a one-bedroom apartment, a minimum wage worker in South Dakota has to work **51 hours per week**

Addressing Our Nation's Severe Shortage Of Affordable Housing



Up to 2,400 additional affordable homes could be financed in South Dakota by the primary unit financing provisions in the *Affordable Housing Credit Improvement Act*.

Visit rentalhousingaction.org for data sources and methodologies.

Low-Income Housing Tax Credit Impact In Utah



The ACTION Campaign represents over 2,400 organizations and businesses working to address our nation's severe shortage of affordable rental housing by supporting the Low-Income Housing Tax Credit.

The Housing Credit's Benefits For Low-Income Families And The Economy, 1986 - 2020



31,166
homes developed or preserved in UT



70,258
low-income households served



54,266
jobs supported for one year



\$2.1 billion
in tax revenue generated



\$6.2 billion
in wages & business income generated

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The Need for Affordable Housing

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64,488 renter households in Utah pay more than half of their monthly income on rent, leaving too little for other expenses like health care, transportation, and nutritious food.



In order to afford a one-bedroom apartment, a minimum wage worker in Utah has to work **92 hours per week**

Addressing Our Nation's Severe Shortage Of Affordable Housing



Up to 33,120 additional affordable homes could be financed in Utah by the primary unit financing provisions in the *Affordable Housing Credit Improvement Act*.

Visit rentalhousingaction.org for data sources and methodologies.

Low-Income Housing Tax Credit Impact In Wyoming



The ACTION Campaign represents over 2,400 organizations and businesses working to address our nation's severe shortage of affordable rental housing by supporting the Low-Income Housing Tax Credit.

The Housing Credit's Benefits For Low-Income Families And The Economy, 1986 - 2020



6,337

homes developed or preserved in WY



13,756

low-income households served



10,940

jobs supported for one year



\$432 million

in tax revenue generated



\$1.2 billion

in wages & business income generated

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13,130 renter households

in Wyoming pay more than half of their monthly income on rent, leaving too little for other expenses like health care, transportation, and nutritious food.



In order to afford a one-bedroom apartment, a minimum wage worker in Wyoming has to work **76 hours per week**

Addressing Our Nation's Severe Shortage Of Affordable Housing



Up to 710 additional affordable homes

could be financed in Wyoming by the primary unit financing provisions in the *Affordable Housing Credit Improvement Act*.

Visit rentalhousingaction.org for data sources and methodologies.