MAJOR FLAWS IN PROPOSED SECTION 8 ADMINISTRATIVE FEE

Based on the 2015 HUD Section 8 Admin Fee Study, 42 percent of households will receive a 15 percent cut in utility allowances, which may result in inadequate compensation for administering this very complex program. Three housing authorities administer 43 percent of the total vouchers. Inadequate funding, guarantees, and feedback from the field are needed to administer the new administrative fees.

Mountain Plains NAHRO requests that Congress take the following actions:

• Direct HUD to freeze the fixed rate and formula.
• Prohibit HUD from changing housing authority fee rates unilaterally.
• Direct HUD to delay the January 2017 effective date.

REduced Funding Means Fewer Families Served

HCV Program Performance

- 100%
- 90%
- 80%
- 70%
- 60%
- 50%
- 40%
- 30%
- 20%
- 10%
- 0% 2012 2013 2014 2015 2016

- 100%
- 90%
- 80%
- 70%
- 60%
- 50%
- 40%
- 30%
- 20%
- 10%
- 0% 2012 2013 2014 2015 2016

It Takes People to Help People!

SUPPORT CBG FUNDING

CBG is one of the most successful federal community development programs and has served our community since 1976. The core CBG program has proven its worth and value for community development across the nation for 40 years. This program provides a sustained level of funding and not a one-time financial decrease.

• The FY 2017 budget proposal by the President requests a decrease in the CBG program funding level to $50 million. The request is similar to a 2015 budget request to decrease and nowhere near the programs former baseline funding levels for years of dollars of years of dollars of billions.

• Additionally, the 2017 budget proposal would alter CBG’s program eligibility thresholds and strip Medicaid from the direct access to this program.

3 ESTABLISH FIXED CREDIT RATES FOR THE 4% HOUSING CREDIT

The Housing Credit is our nation’s most successful tool for encouraging private investment in the production and preservation of affordable rental housing. With $36 billion allocated to 3.9 million apartment units, since 1986, providing homes to roughly 6.7 million low-income households since then, while translating risk-free investment to the private sector.

• In 2016, NAHRO will continue to work for a permanent 4 percent credit rate in the Low Income Housing Tax Credit program for affordable acquisition credits, and raising the overall annual housing credit allocation to states.

• NAHRO will further advocate for a modification of the ten year ‘place in service’ requirement to allow the use in the instance that a building is then reacquired or owned by low-income credits have been claimed for such building in the previous ten years.

Turn the Housing Credit into a Power Tool!

4 NAHRO SUPPORTED LANGUAGE IN HOMTA (H.R. 3760)

Capital Replacement Reserves

Using the NAHRO language also included in the Senate FY’16 Appropriations Bill, NAHRO would allow PHAs to voluntarily establish Capital Reserve replacement mechanisms.

Subsidy Flexibility

NAHRO would allow PHAs to reduce federal data to determine income including SNAP, Medicaid, and EITC.

Project-Based Voucher Program

PHAs would be able to change the number of vouchers they could project. They could change the number of their authorized voucher allocation. However, most PHAs to project above the allocation above. Additionally, the allocation authority will be reduced in the next budget and with this new authority, those PHAs who are unable to reduce the number of vouchers they can project, will be reduced in the number of vouchers they can project.

Income Review Safe Harbors

NAHRO would allow PHAs to reduce the number of areas where subsidies are difficult to use. The number of to project above the allocation above will be reduced in the number of vouchers they can project. New authority will be be managed by the Secretary, and will allow PHAs in project-based voucher applications to spin-off for the right to project-based Voucher.

Extended Family Voucher

NAHRO would extend the age of eligibility to 32 and 24 and make younger who will not receive Federal Cares within 42 days and be too young to be at risk of homelessness or elderly. The subvention regulation contains the original HUD regulations that would allow PHAs to spin-off a portion of their voucher applications.

Family and Local Development Authorities as ESQ Subrecipients for Solutions Grants

Family and Local Development Authorities as ESQ Subrecipients for Solutions Grants

NAHRO includes statutory language, supported by NAHRO, that would permit any state or local government receiving ESQ allocations to divide or portion of their grant funds to PHAs and local development authorities (alongside private nonprofit organizations).

Special Assistant for Veterans Affairs and an Annual Supplemental Report

NAHRO would create a new position of Special Assistant for Veterans Affairs that reports directly to the Secretary of HUD and would be a key point-of-contact for VA and HUD, ensuring veterans have access to housing programs and transitioning assistance, coordinating veterans’ access to HUD programs and services, serving as a liaison between HUD, the VA and the VA’s officers of local, regional, and transition office, including veterans’ organizations. NAHRO would require HUD to submit an annual report to Congress on the progress of veterans.

The National Association of Housing and Redevelopment Officials (NAHRO) is a leading membership organization comprised of approximately 18,000 housing and community development agencies and authorities throughout the United States representing a wide variety of agencies and authorities, ranging from the largest national to the smallest local agencies of a member. Mountain Plains NAHRO is comprised of six state chapters of NAHRO: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

Mountain Plains NAHRO, 303-447-8690, www.mpanahro.org, deveng@nahro.org

2016 Legislative Agenda

$4.07
Every $1.00 of CBG spending generates an additional $4.07 in economic development and home ownership-related construction activities.

School-Based CBG funding covered over 12,000 non-poor children in Head Start centers in the mountain region and 100,000 children in nonprofit child care centers and home ownership-related construction activities.

EITC

NAHRO would allow PHAs to lower federal data to determine income including SNAP, Medicaid, and EITC.