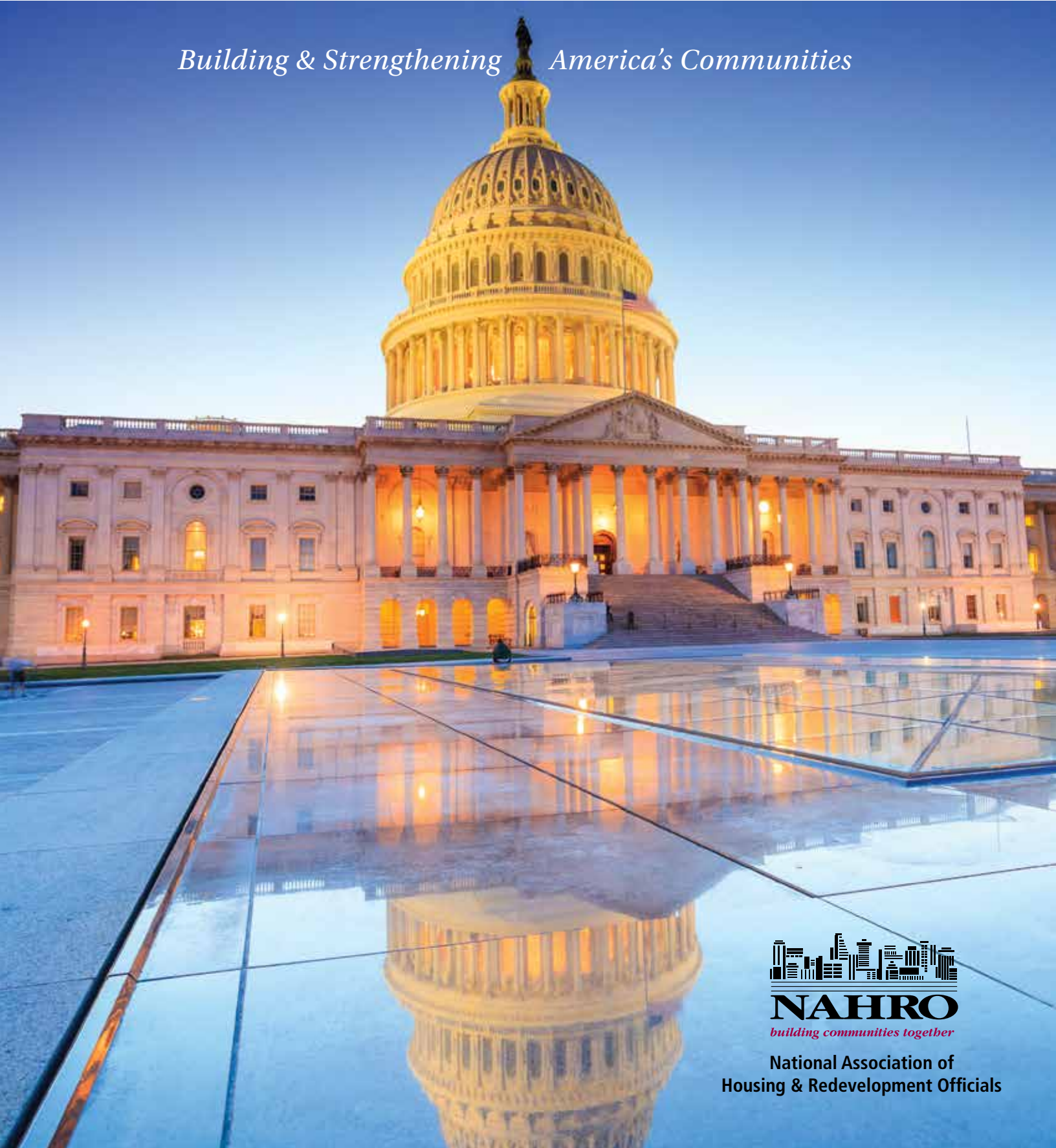


2017 LEGISLATIVE & REGULATORY AGENDA

Building & Strengthening America's Communities



NAHRO

building communities together

National Association of
Housing & Redevelopment Officials



WHY WE *Must Act*

“As long as poverty, injustice and gross inequality persist in our world, none of us can truly rest.” —Nelson Mandela

Following the 2016 election, Americans across the political spectrum are learning more about how Washington works and speaking up for what they believe. This energy has produced a sense of urgency and a desire for action. NAHRO believes this energy should be directed first toward helping those who have been left behind. Data from the U.S. Census shows that one in five American children lives in a household whose income is below the poverty line. Low- and moderate-income working families continue to struggle to meet their everyday needs, seniors continue to grow as a proportion of our population, and the winding down of military conflicts abroad has led to the return of more veterans in need of safe, decent, and affordable housing.

Our most vulnerable citizens find a safe harbor and a place to call home in the work of public housing authorities. NAHRO members will continue to meet the challenge of building stronger communities and ensuring that all Americans have a stable, affordable place to call home in which they can live, grow and thrive.

This agenda is not intended to catalogue all the efforts and policies that NAHRO will actively pursue in 2017. There are many issues — including ones that may rise in priority as federal policymakers act over the course of the year — that will feature prominently in NAHRO’s efforts on behalf of its members and the communities they serve.

In 2016, NAHRO played a leading role in achieving a major legislative success: the signing into law of the Housing Opportunity Through Modernization Act, the first major housing reform bill in nearly 20 years. As important as this step forward was, it was only a beginning. We know from our members that there is still work to be done within the limits of funding and current law.

NAHRO will continue to offer our best efforts in 2017. With new leadership in Congress, in the White House, and at HUD comes new opportunities. NAHRO and its members stand ready to work with the new Congress and the new Administration to foster a legislative and regulatory environment that strengthens and innovates our critical affordable housing programs so that we may continue to build communities together. Too many Americans have waited far too long to gain access to affordable housing, which is a key component of our nation’s infrastructure. The time for action is now.

For more information about the recommendations in NAHRO’s 2017 Legislative and Regulatory Agenda, please visit www.nahro.org/2017agenda.

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FOCUSING ON *What Matters*

1] RESPONSIBLE FUNDING

The ability of housing and community development agencies to meet the needs of their communities is dependent on a responsible level of federal investment. NAHRO will remain unwavering in our efforts to secure programmatic and administrative funding to fully renew all existing commitments, including Public Housing, Section 8 programs, and Homeless Assistance Grants, as well as to maintain broader community-focused investments through flexible programs like HOME and CDBG.

- NAHRO will continue to work aggressively toward the immediate passage of a FY 2017 Transportation, Housing and Urban Development (T-HUD) spending bill while simultaneously working towards responsible and timely funding for FY 2018.
- NAHRO will fight to maintain the balance between non-defense discretionary and discretionary spending.
- NAHRO will seek opportunities beyond regular appropriations to secure additional housing and community development resources — including as part of an infrastructure package.

2] RETURN TO REGULAR ORDER

Four months into FY 2017, spending for the current fiscal year still has not been finalized. Unfortunately, postponing final spending decisions beyond the beginning of the fiscal year is a persistent and harmful trend.

- NAHRO will urge Congress to follow regular order and finish its appropriations work prior to September 30 every year. NAHRO will also inform Congress of the consequences to their communities of not providing predictable, consistent federal funding.

3] INCENTIVES FOR AFFORDABLE HOUSING PRODUCTION

The Low-Income Housing Tax Credit (LIHTC) is the largest source of capital supporting the nation's affordable housing inventory. Since it was signed into law by President Reagan as part of the Tax Reform Act of 1986, LIHTC has become our nation's most successful tool for building and preserving affordable rental housing. By providing an incentive for private sector investment, LIHTC has financed nearly 3 million apartments for low-income families, seniors, veterans, and those with special needs. Without LIHTC, there would be virtually no affordable housing production. It creates opportunities for the millions of families and individuals in our country today who otherwise would pay an excessive portion of their income for housing, live in substandard and overcrowded conditions, or face homelessness. A huge victory was scored in 2015 with the permanent authorization of the 9 percent LIHTC, but there is more work to be done.

- In 2017, NAHRO will continue to work toward securing a permanent 4 percent credit rate for allocated acquisition credits, and raising the overall annual housing credit allocation to states, either as a part of a tax reform package or stand-alone legislation.



4] REGULATORY RELIEF

In a climate characterized by fiscal constraints, it is more important than ever for HUD to function efficiently and effectively by helping its partners to maximize the use of federal resources. The time is right for reform of the burdensome, outdated administrative landscape that has piled up around housing and community development programs. Fortunately, many in Congress and the Administration concur. Much progress was made in 2016 toward the reduction of unnecessary burdens, barriers, and obstacles to effective program implementation, but there is still work to do in 2017.



- NAHRO will strongly recommend that HUD conduct a review of all affordable housing-related regulations and to roll back any regulation that is not specifically related to resident safety and security and to the efficient operation of both PHAs and HUD's affordable housing programs.
- NAHRO will seek full funding for implementation of regulations to ensure that all housing authorities have the resources needed to meet their requirements.
- NAHRO will urge HUD to reevaluate its full complement of information collection to remove duplicative reporting requirements and focus on local solutions to allow PHAs to best meet the needs of their communities.
- NAHRO will urge HUD to quickly begin rulemaking and guidance on reforms approved by Congress in the Housing Opportunity Through Modernization Act of 2016.
- NAHRO strongly supports the Fair Housing Act and its provision to affirmatively further fair housing. Unfortunately, as written, the Affirmatively Furthering Fair Housing (AFFH) Final Rule and subsequent Assessment of Fair Housing Tools are ineffective in reaching their overall goal. It is imperative that HUD program participants, and all offices of HUD, including PIH, CPD, PD&R, and FHEO, have equal footing in improving the AFFH process so that it is practical, effective, and ensures its intended goals. This reform should hold PHAs responsible only for housing-related issues, factors, and goals within their control to better reflect the constrained budgetary environment.

5] SMALL HOUSING AUTHORITY REFORM PROPOSAL

The Small Public Housing Agency Opportunity Act is a joint initiative of NAHRO and the Public Housing Authorities Directors Association (PHADA). This legislation would significantly ease administrative burdens and increase program flexibility for agencies with 550 or fewer public housing units. It would liberate small PHAs from unnecessary and unproductive red tape and provide those agencies with new flexibility to administer assisted housing programs effectively, efficiently and in the interests of low-income residents, program applicants and taxpayers.

- NAHRO will continue to advocate the advancement of the Small Housing Agency Opportunity Act. For more information on the commonsense reforms contained in the bill, see www.nahro.org/SHARP.

6] BARRIERS TO ELIGIBILITY

NAHRO will work to remove statutory and regulatory barriers to PHA and local redevelopment authority (LRA) participation in various federal programs, which often occurs because these agencies do not enjoy nonprofit status under the Internal Revenue Code. For example, PHAs and LRAs are barred from collecting developer fees under the CDBG program, even though these agencies often engage in the same development work as for-profit and private nonprofit developers of affordable housing — all while risking their own non-federal funding, generated through entrepreneurial activity.



- In 2017, NAHRO will work to promote existing legislation that addresses these barriers and will continue to work to identify other opportunities to eliminate barriers that prevent otherwise qualified PHAs and LRAs from accessing federal housing and community development programs.

Public Housing

- NAHRO will advocate the restoration of full funding for the operating costs and annual capital accrual needs of public housing.
- NAHRO will continue to support effective tools and mechanisms to improve the operation of the public housing program, including provisions found within HOTMA and SHARP, that will allow PHAs to operate their programs efficiently and responsibly.
- NAHRO will promote measures to streamline the operating environment in which PHAs administer affordable housing programs.

Housing Choice Vouchers

- NAHRO seeks passage of both a FY 2017 and FY 2018 appropriations bill with full funding for the Housing Choice Voucher Program and the program's administrative fees.
- NAHRO insists on swift regulatory implementation of HOTMA provisions.
- NAHRO opposes any mandatory consolidation of the Housing Choice Voucher Program.
- NAHRO supports expanding avenues to create voluntary consortia that are in the best interest of the locality, along with mechanisms for PHAs to remove themselves from consortia as necessary.

Project-Based Rental Assistance

- NAHRO will continue to advocate a responsible level of funding for the renewal of Section 8 multi-family project-based rental assistance (PBRA) contracts.

Community Development Block Grant

- NAHRO is committed to protecting funding for CDBG so that states and localities are successful in their efforts to spur job creation, provide public services, and expand affordable housing opportunities.
- NAHRO will advocate legislative and regulatory changes that would support flexible and effective program administration by grantees, and oppose any efforts to change program eligibility thresholds that would reduce community access to this critical resource.
- NAHRO will oppose any legislation that would withhold federal housing and community development (HCD) dollars from grantees by linking those funds to unrelated issues outside the realm of HCD programs.



Homeless Assistance Grants

- NAHRO supports full funding of the homeless assistance programs to keep pace with the rising costs associated with renewing expiring contracts for projects.
- NAHRO will continue to monitor the implementation of the HEARTH Act to ensure regulations are sensitive to the needs and abilities of local communities.
- NAHRO will work to improve access to homeless assistance programs to better position PHAs and LRAs as full partners.

HOME Investment Partnerships Program

- NAHRO will protect HOME from devastating funding cuts and advocate restoring the program funding to former baseline levels.
- NAHRO will work to address the negative impact recent regulatory reforms have had on the ability of PHAs and LRAs to fully engage in the program.
- NAHRO will support effective program administration by working towards the elimination of the burdensome statutory 24-month commitment of funds requirement.

Housing Trust Fund

- NAHRO will support the full capitalization and implementation of this important new federal housing program and continue to ensure that the program is not threatened by legislation that seeks to cancel or transfer away its funds.

Low Income Housing Tax Credit

- NAHRO will continue to advocate the prioritization of LIHTC as Congress begin to consider reforms to the nation's tax code and infrastructure investments.
- NAHRO remains committed to working alongside the ACTION Campaign (a national coalition of roughly 2,000 organizations and businesses) to call on Congress to establish a minimum 4 percent credit rate and to expand and improve LIHTC.

NAHRO's Funding Recommendations for SELECTED HUD PROGRAMS

[Brackets] and italicized text indicate set-asides/sub-accounts

Discretionary Programs (\$ Millions)	FY 2016 Enacted	FY 2017 House Proposed	FY 2017 Senate Proposed	FY 2017 NAHRO
Public Housing Operating Fund	\$4,500	\$4,500	\$4,675	\$5,464
Public Housing Capital Fund	\$1,900	\$1,900	\$1,925	\$5,000
<i>Resident Opportunities and Self-Sufficiency</i>	[\$35]	[\$35]	[\$35]	\$35
<i>Emergency Capital Needs</i>	[\$22]	[\$20]	[\$21.5]	\$20
<i>Jobs Plus Pilot</i>	[\$15]	[\$15]	[\$15]	\$15
Choice Neighborhoods Initiative	\$125	\$100	\$80	\$125
Tenant-Based Rental Assistance	\$19,629	\$20,189	\$20,432	Fully Fund
<i>Section 8 Housing Assistance Payment Renewals</i>	[\$17,681]	[\$18,312]	[\$18,355]	\$18,447
<i>Ongoing Administrative Fees</i>	[\$1,640]	[\$1,640]	[\$1,759]	\$2,183
<i>Additional Administrative Fees</i>	[\$10]	[\$10]	[\$10]	\$10
<i>Tenant Protection Vouchers</i>	[\$130]	[\$110]	[\$110]	Fully Fund
<i>Restoration Vouchers</i>	[\$60] ¹	[\$7] ²	[\$77] ³	--
<i>Mobility Demonstration</i>	--	--	\$11 ⁴	\$15
Family Self-Sufficiency (FSS)	\$75	\$75	\$75	\$85
Section 8 Project-Based Rental Assistance	\$10,620	\$10,901	\$10,901	\$10,816
Community Development Block Grant	\$3,000	\$3,060	\$3,000	\$3,300
HOME Investment Partnerships Program	\$950	\$950	\$950 ⁵	\$1,200
Housing Opportunities for Persons with AIDS	\$335	\$335	\$335	\$375
Homeless Assistance Grants	\$2,250	\$2,487	\$2,330	\$2,664

NOTES

¹ These are Veterans Affairs Supportive Housing (HUD-VASH) incremental vouchers.

² These are HUD-VASH incremental vouchers for Native Americans.

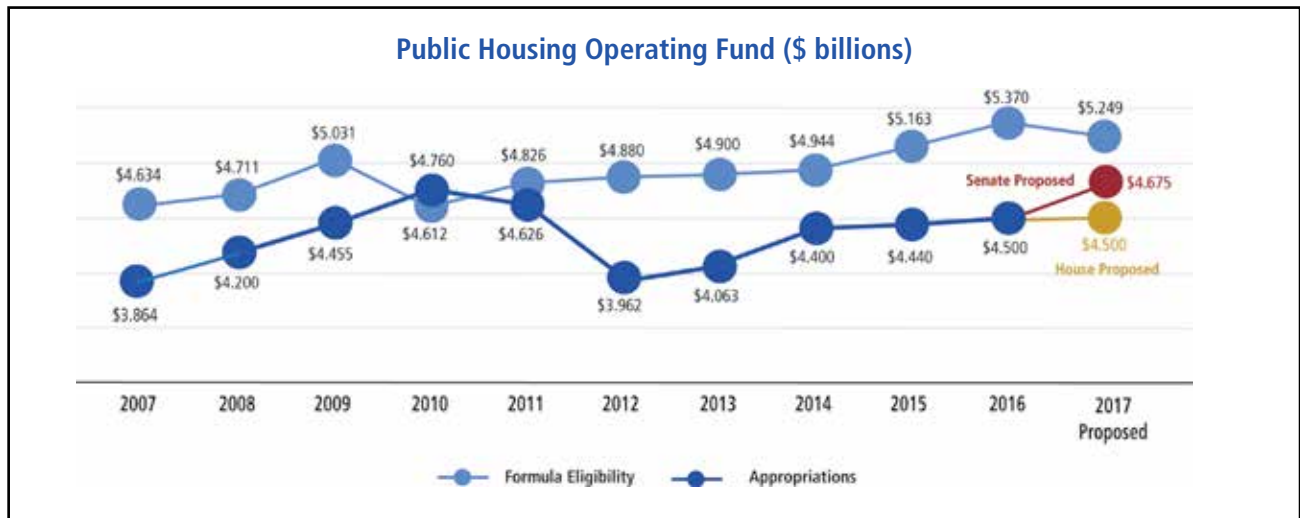
³ These include regular HUD-VASH incremental vouchers, HUD-VASH incremental vouchers for Native Americans, and Family Unification Program (FUP) incremental vouchers.

⁴ This amount does not include an additional \$3 million for the research component of the demonstration.

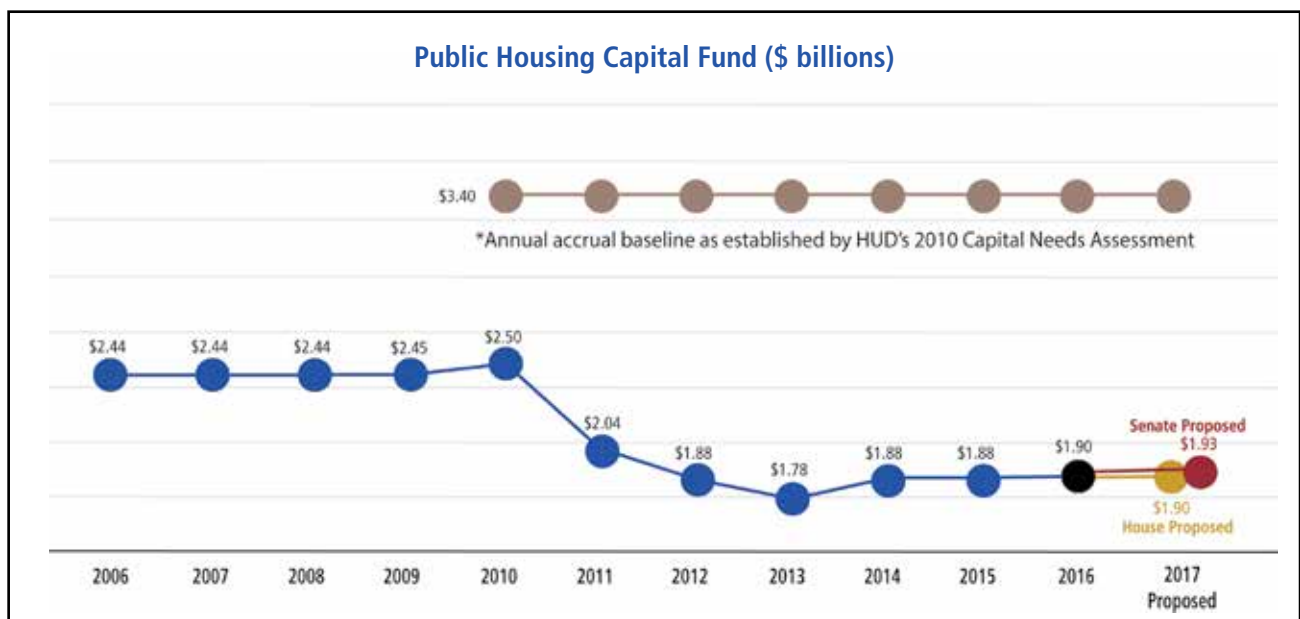
⁵ Includes provision allowing communities to retain vital HOME funds set to expire in FYs 2016, 2017, 2018 and 2019 under the program's statutory 24-month commitment deadline.

Public Housing

Public Housing Agencies (PHAs) own and operate over 1.1 million units of federally subsidized public housing, providing affordable housing to families, the elderly, persons with disabilities, and veterans. Although the public housing inventory is an integral component of our nation's infrastructure, chronic underfunding of the Public Housing Capital and Operating Funds, coupled with burdensome over-regulation, has placed the inventory at risk.



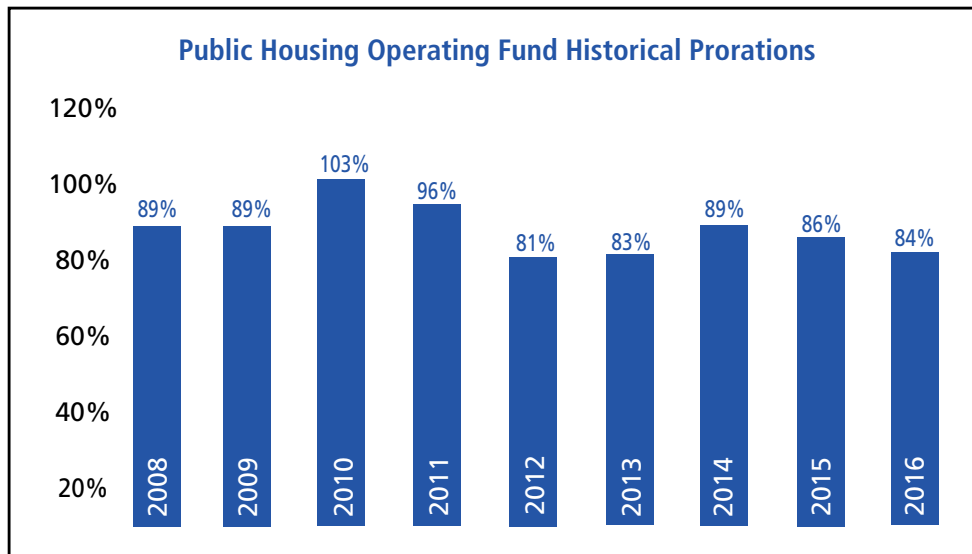
Residents in aging units face increasingly unhealthy and unsafe conditions due to a mounting capital needs backlog. Sadly, Capital Fund appropriations lag dangerously behind accruing modernization needs. At the same time, funding for operations has endured deep cuts, forcing PHAs to forego critical maintenance functions and further jeopardizing the long-term sustainability of many properties. Deteriorating public housing has a huge impact on the health of entire communities, as dilapidated buildings drag down real estate prices neighborhood-wide. PHAs need increased access to private and public funds to rehabilitate and redevelop their properties. PHAs must have broad access to tools that will allow them to streamline their operations, better serve their residents, and tap into the value of their assets and leverage private capital.



NAHRO's Public Housing Priorities

NAHRO will advocate the restoration of full funding for the operating costs and annual capital accrual needs of public housing.

- Federal funding cuts in recent years have forced PHAs to make difficult decisions, forgoing preventative maintenance and putting off repairs to continue to manage properties. Recent unfunded regulations from HUD have increased PHAs challenge in meeting the needs of their residents and properties.



- NAHRO will continue to support effective tools and mechanisms to improve the operation of the public housing program, including successful implementation of HOTMA provisions that streamline regulation, and the responsible rollout of the Moving to Work (MTW) expansion.
- Regulatory reform would provide increased flexibilities, especially for small PHAs, and allow PHAs to better manage their properties in times of historically low federal funding.
- Allowing for the responsible subordination of the Declaration of Trust on public housing properties would allow PHAs to raise capital necessary for modernization projects.

NAHRO will promote measures to streamline the operating environment in which PHAs function.

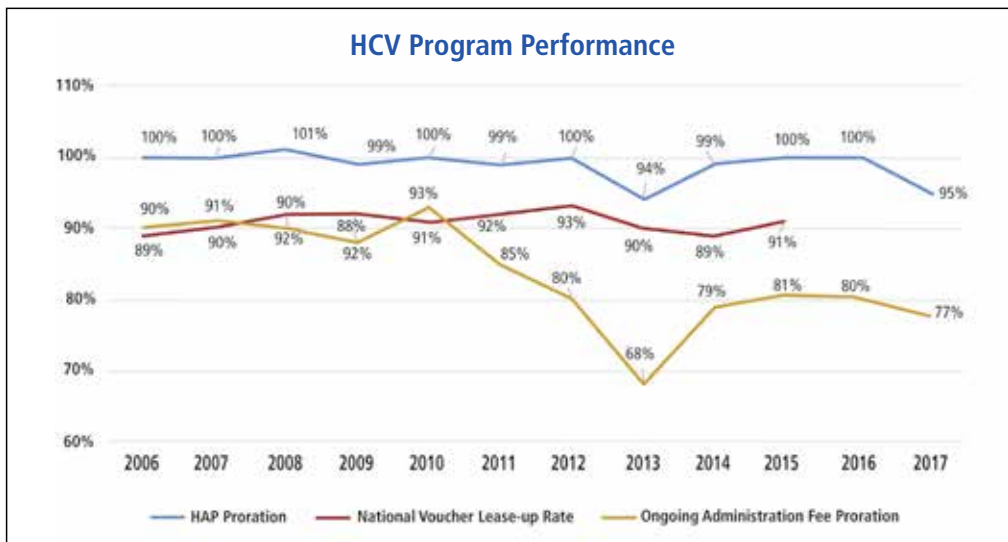
- Congress and HUD should adjust the administrative burdens placed on PHAs to align with the resources provided.
- More administrative capacity is required from HUD to ensure successful, streamlined Rental Assistance Demonstration (RAD) transactions. Standardizing the transaction and closing processes would remove many uncertainties faced by PHAs undergoing RAD transfers, such as CHAP revocation and one-size fits all milestones.
- The Public Housing Assessment System (PHAS) scores should be advisory until funding is restored.



Section 8

HUD’s Section 8 programs help to form the backbone of HUD’s housing assistance programs. They are an essential component in providing low-income American families with access to affordable housing. The Housing Choice Voucher (HCV) Program is the largest program in the Section 8 family of programs and provides rental assistance to nearly 2.2 million low-income families to rent privately-owned units in the location of their choosing. In addition to the large number of people served, the HCV Program also serves a wide variety of program participants, including families, seniors, persons with disabilities, households displaced by disasters, homeless veterans, and children aging out of the foster care system.

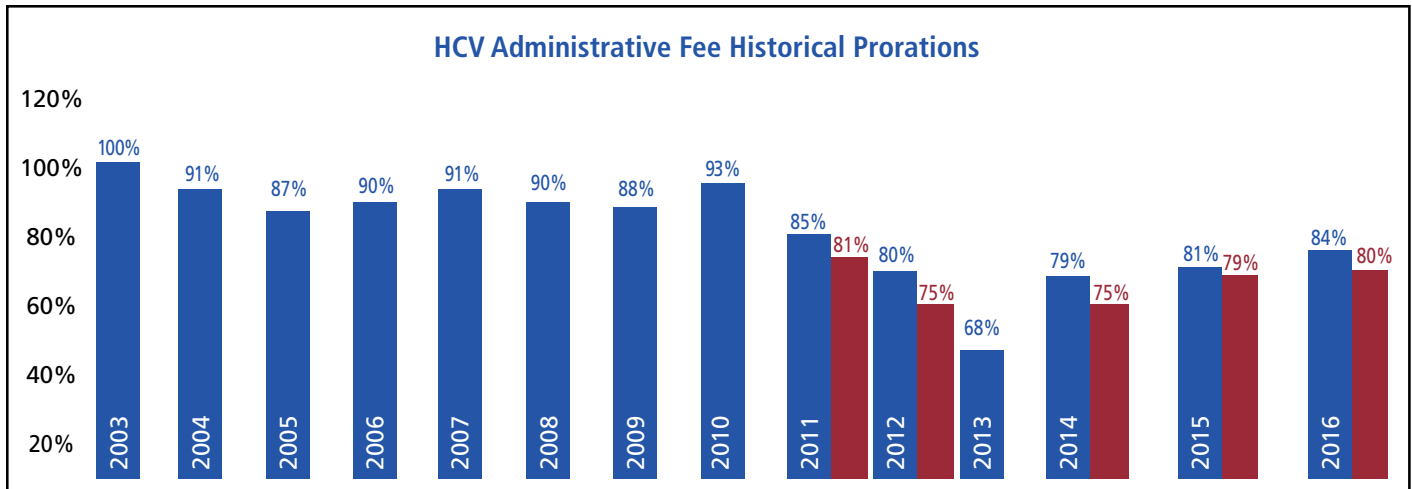
Funding for the HCV Program is appropriated through two accounts. In addition to the pass-through grants that PHAs send to landlords on behalf of program participants (known as Housing Assistance Payments, or HAP), Congress also funds an account for administrative fees to support the operations of the program. Essentially, HUD reimburses PHAs for the costs of administering the program for each family under lease. While Congress has provided adequate funding for the vouchers themselves in the recent past (in FY 2016, Congress fully funded this HAP account), the current Continuing Resolution until April 2017 does not allocate enough to ensure uninterrupted support to vulnerable families that are currently relying on vouchers. Additionally, the administrative fee funding to reimburse PHAs for the costs they have incurred has fallen to dangerously inadequate levels.



It is critical that Congress pass an appropriations bill both for FY 2017 and FY 2018 that fully funds the HCV HAP account. Passing a full year Continuing Resolution will dramatically underfund the HCV HAP account, resulting in a loss of vouchers for many vulnerable families. This account funds the actual voucher (the pass-through grant that landlords receive on behalf of voucher program participants).

The HCV Program administrative fee account also needs additional funding. Empirical evidence shows that the administrative fee is funded at a much too low a level. In the summer of 2015, HUD published the *Housing Choice Voucher Program Administrative Fee Study*. The study measured the costs of running an efficient HCV Program and then proposed a new administrative fee formula. NAHRO believes that there are flaws in the study that led to a formula that undervalues the true cost of running a HCV Program. That said, even this study found that Congress underfunded the administrative fee and that 92 percent of PHAs were underfunded during the study period of July 1, 2013 through June 30, 2014.

If a flawed formula from a study that did not consider all potential costs found that the overwhelming majority of PHAs were underfunded, then clearly the current levels of administrative fee funding are not acceptable. These low levels of funding have forced PHAs to lay off staff, enact hiring freezes, and impose furloughs, resulting in increased caseload sizes and straining PHAs’ ability to remain in compliance with the HUD regulations. The administrative fee account must be fully funded, and any proposed change to the administrative fee formula should accurately capture all the costs associated with running a HCV Program.



Housing Choice Voucher Priorities

NAHRO seeks passage of both a FY 2017 and a FY 2018 budget with full funding for the HCV Program.

- A full year Continuing Resolution for either FY 2017 or FY 2018 that fails to provide additional funding for the Housing Choice Voucher Program’s Housing Assistance Payment account will result in a loss of vouchers for vulnerable families. This crucial support for families to keep their homes must be maintained.
- If Congress is unable to pass an appropriations bill for FY 2017 or FY 2018, an anomaly must be included in the Continuing Resolution providing needed funding for the HCV Program.

NAHRO supports swift regulatory implementation of the provisions of the Housing Opportunity Through Modernization Act of 2016. This bill passed unanimously through both the U.S. House of Representatives and the U.S. Senate and includes several regulatory streamlining provisions and flexibilities that allow PHAs to better administer their HCV Programs.

NAHRO will insist upon the restoration of a responsible level of administrative fee funding for voucher programs.

- Consecutive years of inadequate funding have forced PHAs to reduce staff, deeply eroding capacity to administer the program.
- NAHRO will work to make sure that Congress understands how any potential changes to the administrative fee formula by HUD will impact our membership before Congress gives HUD the authority to unilaterally change the administrative fee formula.

NAHRO believes that any movement to form a single-contract consortia, or form partial consortia among PHAs and involving the HCV Program should be completely voluntary.

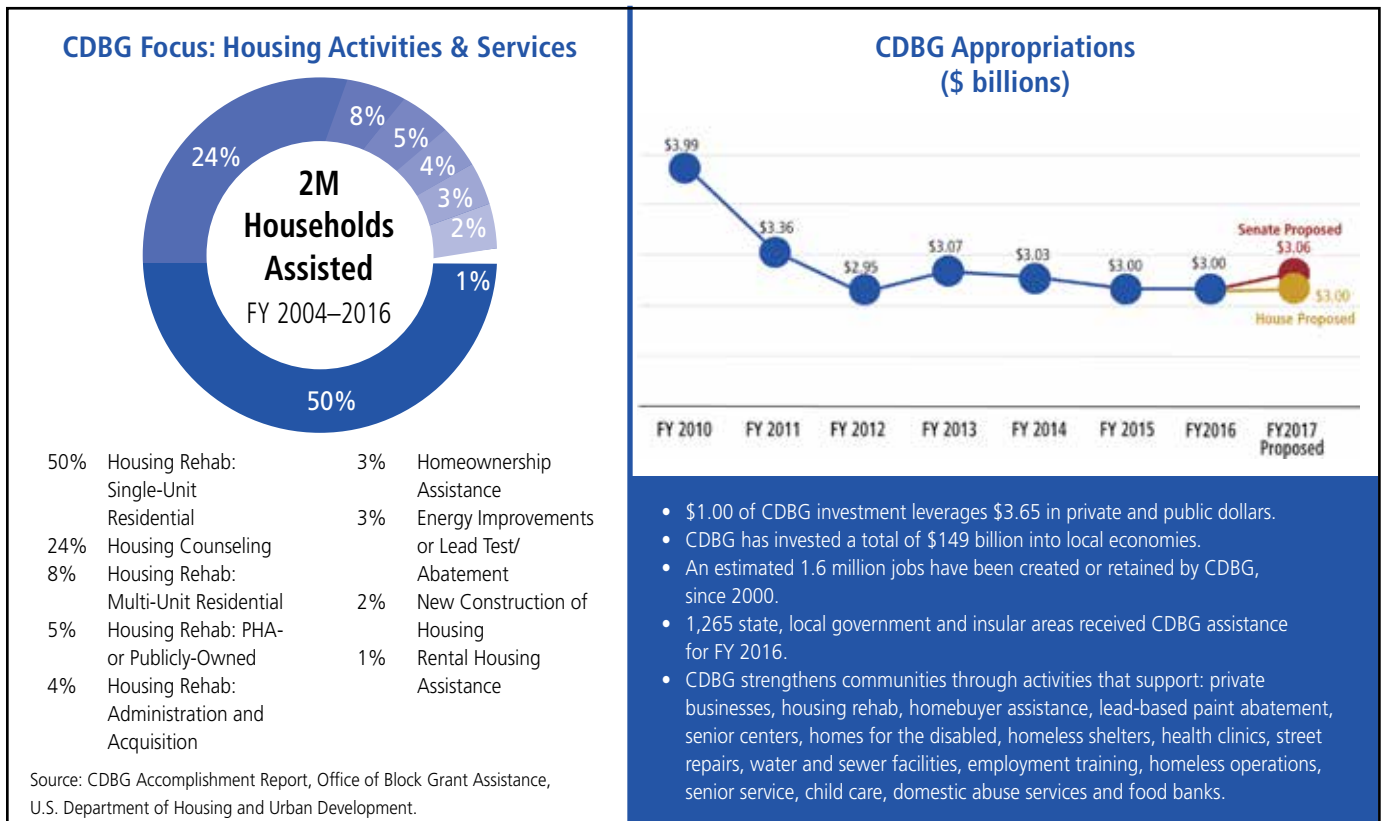
- While NAHRO conditionally supports giving PHAs the ability to form partial consortia or single-contract consortia, NAHRO also strongly believes that the ability to form these structures must be completely voluntary. NAHRO strongly believes in local control. PHAs are best-positioned to decide whether these structures will work for their communities.
- Additionally, there must be a mechanism for PHAs to exit from a consortia, if the PHA finds that the consortia is not serving the PHA’s community adequately.

Section 8 Project-Based Rental Assistance Priorities

- NAHRO will continue to advocate a responsible level of funding for the renewal of Section 8 multi-family project-based rental assistance (PBRA).

Community Development Block Grants (CDBG)

For over 40 years, CDBG has provided annual formula grants to over 1,200 state and local governments (and an additional 7,250 local governments that could have access to the funding) to rebuild local economies, strengthen public infrastructure, recover from disasters, and improve the quality of life for millions of low- and moderate-income Americans. This flexible program emphasizes local decision-making, the prioritization of needs, and ensures accountability through citizen participation and performance measurements.



CDBG funding is critical to every state and to the many localities that use these resources to revitalize their neighborhoods, assist small businesses, and support vulnerable populations, such as the elderly, homeless persons, victims of domestic violence, persons with disabilities, youth, and veterans. Despite the program’s proven track record and growing need, CDBG formula funding has declined by 25 percent since FY 2010.

NAHRO’s CDBG Priorities:

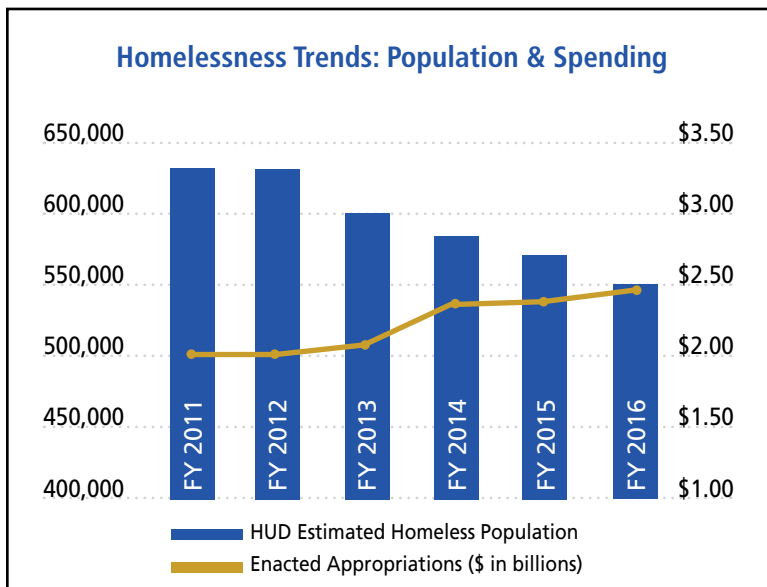
- NAHRO is committed to protect funding for CDBG so that states and localities are successful in their efforts to spur job creation, provide public services, and expand affordable housing opportunities.
- NAHRO will advocate legislative or regulatory changes that support the flexible and effective program administration by grantees.
- NAHRO will oppose any legislation that would withhold federal housing and community development (HCD) dollars from grantees by linking those funds to unrelated issues outside the realm of HCD programs.





Homeless Assistance Grants

Congress enacted the Homeless Emergency and Rapid Transition to Housing Act (HEARTH) in 2009, resulting in a major overhaul of HUD's McKinney-Vento homeless assistance programs. NAHRO strongly supported many of HEARTH's important reforms, including new flexibility to prevent at-risk families from falling into homelessness and an expanded HUD definition of homelessness that is better aligned with other agency definitions. HEARTH-mandated programmatic reforms have been previously hamstrung by inadequate funding, and the not-too-distant economic crisis has revealed the importance of adequate program funding as HUD continues to work to implement changes to its homeless assistance programs, as well as those new initiatives created by HEARTH.



- 113,000 permanent supportive housing beds have been developed through HUD's homelessness programs since 2001.
- Between 2010 and 2016, Homeless Assistance Grants programs have contributed to a:
 - 22% reduction in chronic homelessness,
 - 36% reduction in veteran homelessness,
 - 19% reduction in family homelessness.
- For FY 2016, over 7,600 local homeless housing and service providers received funding through the competitive Continuum of Care Program.

Source: HUD, Annual Homeless Assessment Report (AHAR) to Congress

NAHRO's Homeless Assistance Grants Priorities:

- NAHRO supports full funding of the homeless assistance programs so that funding keeps pace with the rising costs associated with renewing expiring contracts for projects.
- NAHRO will continue to monitor the implementation of the HEARTH Act to ensure regulations are sensitive to the needs and abilities of local communities.
- NAHRO is committed to improving access to homeless assistance programs to better position housing and community development agencies as full partners.



Low-Income Housing Tax Credit

The Low-Income Housing Tax Credit (LIHTC) has been a critical source of equity for almost 3 million affordable housing units over the last 30 years. Each year, LIHTC development supports a financial return on our nation's investment by supporting 96,000 jobs and adding approximately \$3.5 billion in taxes and other revenues to local economies. LIHTC is our nation's most successful tool for encouraging private investment in affordable rental housing, and is a vital financing component for many federally-funded housing programs.

Over the last decade an unprecedented nine million renter households were added to the overall housing share. One in four renter households now spends over 50 percent of its income on housing. There is no state in the U.S. where a full-time worker earning minimum wage can afford a modest, one-bedroom apartment. Given the well documented lack of affordable housing throughout our nation and the competitive nature of obtaining tax credits, LIHTC must be expanded and improved.

LIHTC IS AN INTEGRAL FINANCING TOOL

- LIHTCs provide a critical source of equity for about 90% of new affordable housing developments.
- LIHTCs have been used to develop 2.8 million affordable rental units for low-income families, generate 96,000 jobs a year, and have leveraged nearly \$100 billion in private investment.
- To create, acquire and rehabilitate public housing and other affordable housing, LIHTCs can be an important financing component to many of our existing federal programs:
 - Rental Assistance Demonstration.
 - Choice Neighborhoods.
 - HOME Investment Partnerships Program.
 - Community Development Block Grant.



Half of all renters (21.3 million) spend more than 30% of their income on housing and over a quarter of all renters (11.4 million) spend over 50% of their income on housing.

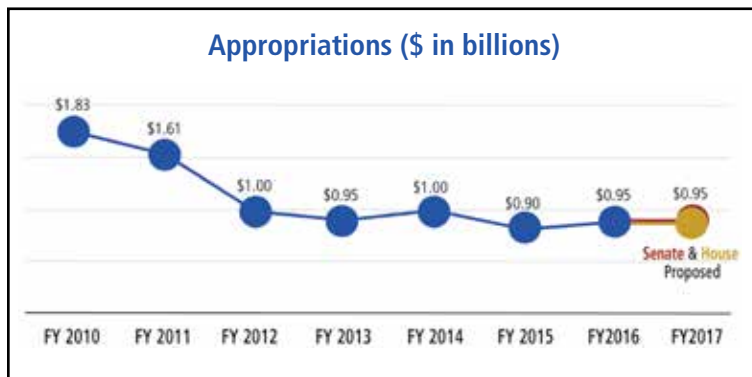
NAHRO's Low-Income Housing Tax Credit Priorities:

- NAHRO will continue to demonstrate unwavering support for the LIHTC as Congress contemplates tax reform and infrastructure investment.
- NAHRO remains committed to working alongside the ACTION Campaign (a national coalition of roughly 2,000 organizations and businesses) to call on Congress to establish a minimum 4 percent credit rate and to expand and improve LIHTC.



HOME Investment Partnerships Program (HOME)

For 20 years, the HOME program has been effective in empowering over 600 states and localities to design and implement affordable housing strategies in response to locally determined need. HOME funds can be used for new construction, housing rehabilitation, down payment assistance to creditworthy homebuyers, and tenant-based rental assistance. HOME benefits those most in need by supporting low-income households (those earning less than 80 percent of the area median income), particularly people with disabilities, veterans, families with children, and people experiencing homelessness. HOME is a vital federal housing program that allows communities to leverage \$4.20 of public and private dollars for every HOME dollar invested, yet HOME has been slashed by almost 50 percent since FY 2010, while grantees face increasing regulatory burdens in order to administer their HOME programs.



- \$1 of HOME funding leverages \$4.20 of public and private dollars in affordable housing.
- \$1 billion in HOME funding creates or preserves approximately 18,000 jobs.
- 1.2 million housing units have been produced by HOME funds since 1990.
- 642 states, local governments and insular areas received HOME assistance in FY 2016.

NAHRO's HOME Priorities:

- NAHRO will protect HOME from devastating funding cuts and advocate restoring the program funding to former baseline levels.
- NAHRO will work to address the negative impact recent regulatory reforms have had on the ability of PHAs and LRAs to fully engage in the program.
- NAHRO will support effective program administration by advocating the elimination of the burdensome statutory 24-month commitment of funds requirement.



National Housing Trust Fund (HTF)

In recognition of our nation's deep need for affordable housing targeted to extremely low-income households, Congress implemented the National Housing Trust Fund (HTF) under the Housing and Economic Recovery Act of 2008 with the purpose of generating a dedicated funding source allocated to states for affordable housing preservation and production.

NAHRO's Housing Trust Fund Priorities:

- NAHRO supports the full capitalization and implementation of this important new federal housing resource and will work to ensure that it is not threatened by legislation that seeks to cancel or transfer its funds away.



ABOUT *NAHRO*

The National Association of Housing and Redevelopment Officials (NAHRO) is a professional membership organization comprising more than 20,000 housing and community development agencies and officials that collectively administer a variety of affordable housing and community development programs at the state and local level.

NAHRO's Mission Statement

Inspire and engage professionals in housing, community development, finance, government, and social services in collaboration with residents to create attainable and sustainable housing and communities for vulnerable families and individuals.

Vision Statement

To be the leading resource for affordable and subsidized housing and community development through innovative research, analysis, advocacy, professional development, and ethics.

Values

- Knowledge
- Leadership
- Professionalism
- Collaboration
- Equality
- Fairness
- Opportunity for All
- Integrity
- Sustainability
- Adaptability
- Innovation
- Diversity

NAHRO Benefits & Services

Members of the affordable and subsidized housing and community development population are provided with valuable information and resources via NAHRO publications and through annual NAHRO conferences; numerous program and ethics-based professional development opportunities along with NAHRO certifications; and Housing America, NAHRO's campaign to raise national awareness of the need for and importance of safe, quality, affordable housing through education, advocacy, and empowerment.



NAHRO LEADERSHIP, 2015–2017

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President

CARL S. RICHIE, JR., NCC, NAHRO FELLOW
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National Association of Housing and Redevelopment Officials

630 Eye Street, NW, Washington, DC 20001 | 202-289-3500 | www.NAHRO.org

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