

National Association of Housing & Redevelopment Officials
2018 LEGISLATIVE & REGULATORY AGENDA



Innovating America's Promise

FOREWORD

This year marks NAHRO's 85th anniversary. In 1933, NAHRO (then known as the National Association of Housing Officials) declared that it would "promote the cause of low-cost housing, rural and urban."

Today, that declaration still serves as our marching orders. Severe housing problems are on the rise. In 2017, HUD reported that worst-case housing needs are increasing; in 2015, 8.3 million low-income households paid more than 50 percent of their income in rent, compared to 7.7 million in 2013. And Harvard's 2017 *State of the Nation's Housing* report noted that, given high demand and relatively low construction rates, the rental vacancy rate is at a 30-year low, further exacerbating the demand for affordable housing. Housing professionals across the country are working hard each day to address these housing gaps. NAHRO's work supports them and their efforts.

This legislative and regulatory agenda provides the framework of what matters to NAHRO members:

- Adequate funding that allows them to preserve their housing portfolio, build new housing, and create stronger communities.
- Local decision-making fine-tuned to address local needs.
- New or improved tools in the housing and community development toolkit.

Being a champion of affordable housing means you are a champion of healthy families and seniors. It means that you believe that education starts at home, so homes matter. It also means that you believe that families, no matter their income level, should have a fighting chance at the American Dream. It means you care about our country's productivity, not only on Wall Street, but also on Main Street.

Thank you for taking the time to review this agenda. And thank you for being a champion of housing.

Adrianne Todman
NAHRO CEO

For more information about the recommendations in NAHRO's 2018 Legislative and Regulatory Agenda, please visit www.nahro.org/2018agenda.

Table of Contents

Focusing on What Matters	1
Priority Page – Tear Out: NAHRO's Priorities	3
Priority Page – Tear Out: NAHRO's Funding Recommendations	4
Priority Page – Tear Out: Public Housing Program.	5
Priority Page – Tear Out: Section 8 Program	7
Priority Page – Tear Out: Community Development Program	9
Priority Page – Tear Out: Homelessness Program	10
Priority Page – Tear Out: Treasury Programs.	11
Priority Page – Tear Out: HOME and Housing Trust Fund	12
About NAHRO	Inside Back Cover
NAHRO Leadership and Staff	Back Cover

FOCUSING ON WHAT MATTERS

1 | RESPONSIBLE FUNDING

The President's FY 2019 budget is an irresponsible proposal that reneges on the federal commitment to housing assistance and community development. If it is enacted, housing and community development agencies simply will not be able to meet the needs of their communities. NAHRO thanks Congress for rejecting a similar proposal in FY 2018 and urges Congress to again preserve critical HUD programs like the Public Housing Capital Fund, the Community Development Block Grant program, HOME, and Choice Neighborhoods. NAHRO also thanks Congress for adopting higher spending levels for FY 2019 and urges appropriators to allocate the highest possible funding to HUD.



- NAHRO will fight the President's dangerous FY 2019 budget proposal and work aggressively to **fully fund HUD programs** so all PHAs have adequate resources.
- NAHRO will seek opportunities beyond regular appropriations to secure **additional housing and community development resources** — including as part of an infrastructure package.
- NAHRO will urge Congress to follow **regular order** and finish its appropriations work before September 30 every year. NAHRO will inform Congress of the consequences to their communities of not providing predictable, consistent federal funding.

2 | EMPOWER LOCAL DECISION MAKING

After years of underfunding, housing and community development agencies have been asked to do increasingly more with fewer dollars, so it is critical that HUD function efficiently and effectively by allowing flexibility to maximize federal dollars as best suits their communities. Fortunately, many in Congress and the Administration concur. Progress has been made with the Housing Opportunity Through Modernization Act of 2016 (HOTMA), the Economic Growth, Regulatory Relief, and Consumer Protection Act (S. 2155), and the expansion of the Moving to Work program, but additional work is needed to give housing and community development agencies, of all sizes from small to large, the flexibilities needed to make the best local decisions for their residents.



- NAHRO supports the provisions within the Economic Growth, Regulatory Relief, and Consumer Protection Act (S. 2155) that would **remove regulatory barriers for small agencies**.
- NAHRO supports the expansion of **Moving to Work** to allow all agencies to use this innovative and flexible program.
- NAHRO strongly recommends 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 urges HUD to quickly complete rulemaking and guidance on reforms approved by Congress in the **Housing Opportunity Through Modernization Act of 2016**.

3 | HOUSING AS CRITICAL INFRASTRUCTURE

The nation's public housing stock is a fundamental part of America's infrastructure, but is often not viewed that way. NAHRO will fight for the inclusion of housing as a critical component of any national infrastructure plan.

- NAHRO supports an **infrastructure package** that includes a significant federal investment in the form of direct appropriations. NAHRO does not support a package that shifts most of the financial burden of major infrastructure improvements on state or local governments.

FOCUSING ON WHAT MATTERS



- NAHRO supports the inclusion of the **Public Housing Capital Fund** in any infrastructure investment made by Congress. The Capital Fund is a critical resource for PHAs with aging or deteriorating public housing stock, providing necessary funding for the modernization and rehabilitation of properties, and uplifting entire neighborhoods.

4 | COMMUNITY DEVELOPMENT: PUBLIC-PRIVATE PARTNERSHIPS FOR AFFORDABLE HOUSING

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 in 1986, LIHTC has become our nation's most successful tool for building and preserving affordable rental housing and has provided an incentive for private sector investment that has produced nearly three million apartments for low-income families, seniors, veterans, and those with special needs. Similarly, the Rental Assistance Demonstration (RAD) program is an innovative program that allows PHAs to convert their public housing stock in need of rehabilitation to the Section 8 platform and thus gain access to private financing for rehabilitation projects.

- NAHRO supports the Affordable Housing Tax Credit Improvement Act (S. 548) that permanently authorizes the 4 percent LIHTC and **expands the availability of the credit.**
- NAHRO believes that **RAD should be available to any PHA that chooses to use RAD as a repositioning tool**, and that HUD should streamline the RAD process.
- NAHRO acknowledges the **importance of and supports improved access to the LIHTC** to preserve Public Housing and to facilitate RAD transactions.
- NAHRO supports the continued availability of funding through the **Public Housing Capital Fund, the Community Development Block Grant (CDBG) program, and the HOME program** that provide critical gap financing to LIHTC and RAD deals.

5 | PRESERVING AFFORDABLE HOUSING

One million households live in public housing, including many of our most vulnerable citizens who are elderly, disabled and members of low-income families (many of whom, despite working, cannot afford market rents). In addition, nearly 2.5 million households reside in private housing made affordable through the Housing Choice Voucher Program. But thousands of units of public housing are lost each year due to unfunded maintenance and the loss is likely to accelerate due to a capital fund shortfall of over \$30 billion.

- NAHRO will fight to ensure that all PHAs should have the **option to move to a Section 8 platform** (PBV or PBRA by choice) through a conversion process similar to RAD.
- NAHRO will fight for **financial flexibility and regulatory relief** through critical statutory modifications and expanded waiver authority.
- NAHRO will fight for **local control**, giving PHAs broader decision-making abilities that relate more specifically to local conditions and that will allow PHAs to house residents in the most efficient and effective manner.
- Public and affordable housing offers stability to many low-income children, families, and seniors; aligning housing, education, and health organizations and systems produces **long-term positive outcomes.**



NAHRO'S PRIORITIES

Public Housing

- Advocate to restore full funding for the operating costs and annual capital accrual needs of public housing.
- Support the implementation of effective tools and processes to improve the operation of the public housing program through legislative and regulatory means.
- Promote measures to streamline the operating environment in which PHAs operate.
- Work to ensure that any agency interested in converting their portfolio through RAD can do so.

Housing Choice Vouchers

- Support full funding for the Housing Choice Voucher Program and the program's administrative fees in the FY 2019 budget.
- Insist on swift regulatory implementation of HOTMA provisions.
- Support giving PHAs the ability to draw from HAP reserves to fund the administrative fee account, when those fees are not high enough to adequately run the program.
- Oppose any mandatory consolidation of the Housing Choice Voucher Program. If HUD moves forward with avenues to create single-contract consortia or partial consortia, PHA involvement must be voluntary and there must be mechanisms in place for PHAs to remove themselves from consortia.

Project-Based Rental Assistance

- Advocate for a responsible level of funding for the renewal of Section 8 multi-family project-based rental assistance (PBRA) contracts.
- Support PHAs as Performance-Based Contract Administrators.

Community Development Block Grant

- 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.
- Advocate legislative or regulatory changes that support the flexible and effective program administration by grantees.

- 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.

HOME Investment Partnerships

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

Low Income Housing Tax Credit

- Support the Affordable Housing Credit Improvement Act of 2017 (S.548) that strengthens and expands the LIHTC.
- Work alongside the ACTION Campaign (a national coalition of roughly 2,000 organizations and businesses) to call on Congress to protect, expand, and strengthen the Housing Credit.

Housing Trust Fund

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

Homeless Assistance Grants

- Support full funding of the homeless assistance programs to keep pace with the rising costs associated with renewing expiring contracts for projects.
- Ensure regulations implementing the HEARTH Act are sensitive to the needs and abilities of local communities.
- Improve access to homeless assistance programs (Continuum of Care, Emergency Solution Grants, Rapid Re-Housing) to better position housing and community development agencies as full partners.

NAHRO's Funding Recommendations for Selected HUD Programs

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

Discretionary Programs (\$ Millions)	FY 2017 Enacted	FY 2018 Enacted	FY 2019 Pres. ¹	FY 2019 NAHRO
Public Housing Operating Fund	\$4,400	\$4,550	\$2,841 ²	\$5,269
Public Housing Capital Fund	\$1,941.50	\$2,750	\$0	\$5,000
<i>Resident Opportunities and Self-Sufficiency</i>	[\$35]	[\$35]	-	\$35
<i>Competitive Lead-Based Paint Hazard Grants</i>	[\$25]		-	
<i>Emergency Capital Needs</i>	[\$21.5]	[\$21.5]	[\$10]	\$22
<i>Jobs Plus Pilot</i>	[\$15]	[\$15]	[\$10]	\$15
<i>PH Financial and Physical Assessment Activities</i>	[\$10]	[\$8.3]	[\$14]	\$10
<i>Financial Insolvency</i>			[\$300]	
<i>Demo/Dispo</i>			[\$30]	
Rental Assistance Demonstration (RAD)			\$100	\$100
Choice Neighborhoods Initiative	\$137.50	\$150	-	\$200
Tenant-Based Rental Assistance	\$20,292	\$22,015	\$19,315	--
<i>Section 8 Housing Assistance Payment Renewals</i>	[\$18,355]	[\$19,600]	[\$17,514]	\$20,429
<i>Ongoing Admin. Fees</i>	[\$1,640]	[\$1,730]	[\$1,530]	\$2,440
<i>Special and Ongoing Administrative Fees</i>	[\$10]	[\$30]	[\$20]	\$25
<i>Tenant Protection Vouchers</i>	[\$110]	[\$85]	[\$140]	Fully Fund
<i>Incremental Vouchers</i>	[\$57] ⁵	[\$65] ⁴	[\$4] ³	
Family Self-Sufficiency (FSS)	\$75	[\$75]	\$75	\$95
Section 8 Project-Based Rental Assistance	\$10,816	\$11,515	\$10,866	\$11,927
Community Development Block Grant	\$3,000	\$3,300	\$0	\$3,500
HOME Investment Partnerships Program	\$950	\$1,362	\$0	\$1,500
Housing Opportunities for Persons with AIDS	\$356	\$375	\$330	\$375
Homeless Assistance Grants	\$2,383	\$2,513	\$2,383	\$2,600

FOOTNOTES:

[1] Does not include the President's \$2 billion supplemental HUD funding.

[2] Of this amount, \$2.614 billion is provided for formula-based operating grants. Programs typically funded through Capital Fund set-asides would be funded through the Operating Fund.

[3] Allocation includes both renewal and issuance of new HUD-VASH tribal vouchers.

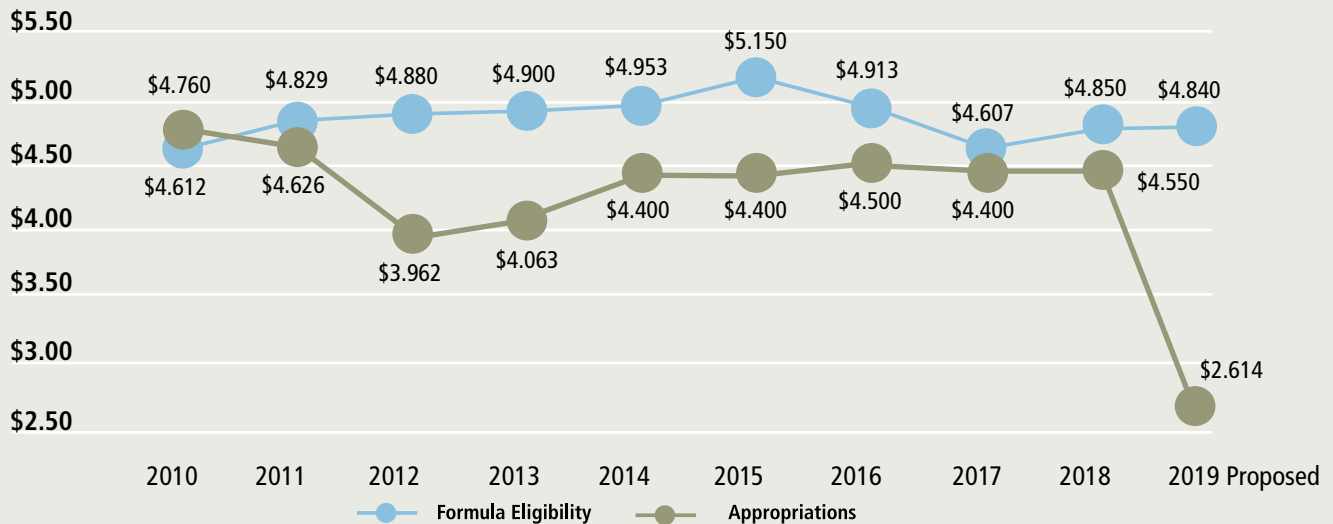
[4] Includes \$40 million for new HUD-VASH vouchers, \$20 million for new FUP vouchers, and \$5 million for HUD-VASH tribal renewals.

[5] Allocation includes \$40 million for HUD-VASH vouchers, \$7 million for HUD-VASH tribal vouchers, and \$10 million for FUP vouchers.

Public Housing Is Home to More than One Million Families

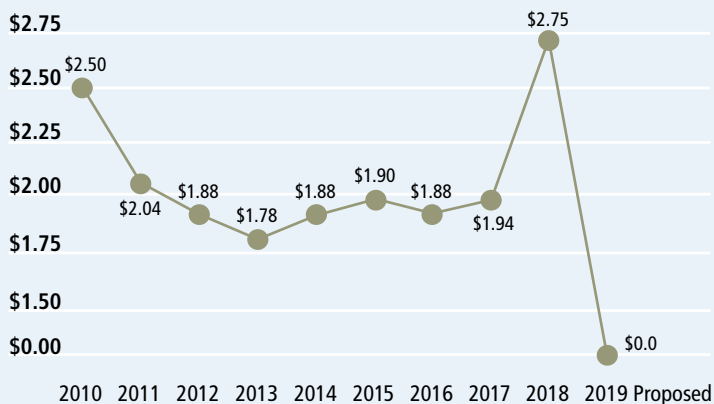
Public Housing Agencies (PHAs) own and operate more than one million units of federally subsidized public housing, providing affordable housing to families, the elderly, persons with disabilities, and veterans. Although the public housing inventory is an integral component of our nation's infrastructure,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

Public Housing Operating Fund (\$ billions)

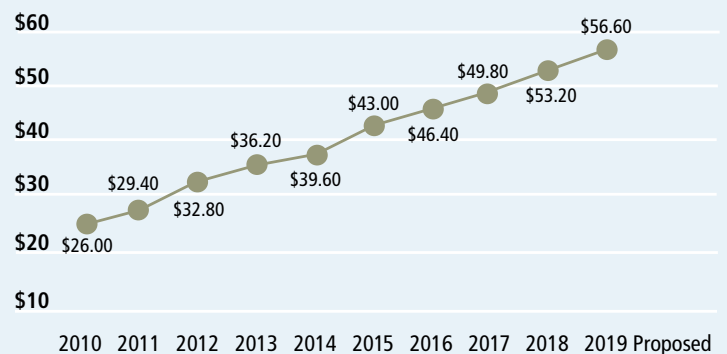


Residents in aging units face increasingly unhealthy and unsafe conditions due to a mounting capital needs backlog. Sadly, Capital Fund appropriations lag dangerously behind accruing modernization needs. At the same time, funding for operations has endured deep cuts, forcing PHAs to forgo critical maintenance 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 neighborhood real estate prices. 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 to leverage private capital.

Public Housing Capital Fund (\$ billions)



Annual Capital Fund Backlog as Established by HUD's 2010 Capital Needs Assessment (\$ billions)

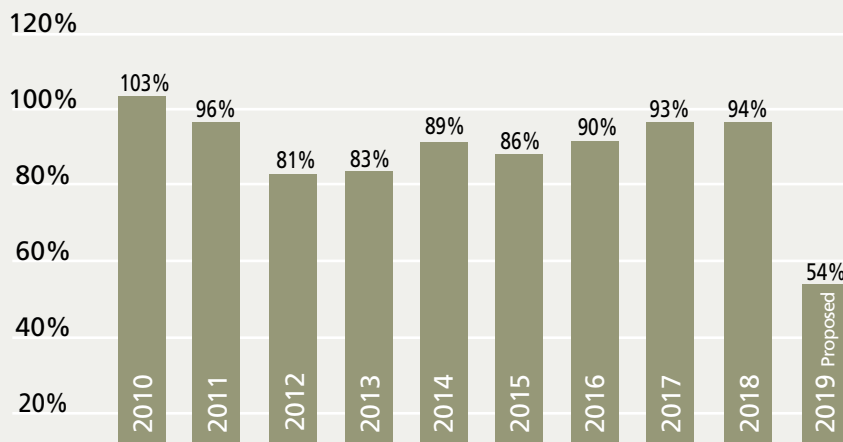


NAHRO's Public Housing Priorities

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

- In recent years, federal funding cuts and new, unfunded regulations have forced PHAs to make difficult decisions, forgoing preventative maintenance and putting off repairs to continue to manage properties.
- Effective tools and mechanisms that improve the operation of the public housing program are critical, including the successful implementation of HOTMA provisions and the Moving to Work (MTW) expansion.
- Regulatory reform is needed to increase flexibilities, and to allow PHAs to better manage their properties in times of historically low federal funding, especially for small PHAs.
- The responsible subordination of the Declaration of Trust on public housing properties would allow PHAs to raise capital necessary for modernization projects.

Operating Fund Historical Prorations



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.
- RAD should be made available to any PHA that chooses to use it to as a repositioning tool for their public housing properties.
- The Public Housing Assessment System (PHAS) scores should be advisory until funding is restored.



SECTION 8 PROGRAM Policies and Priorities

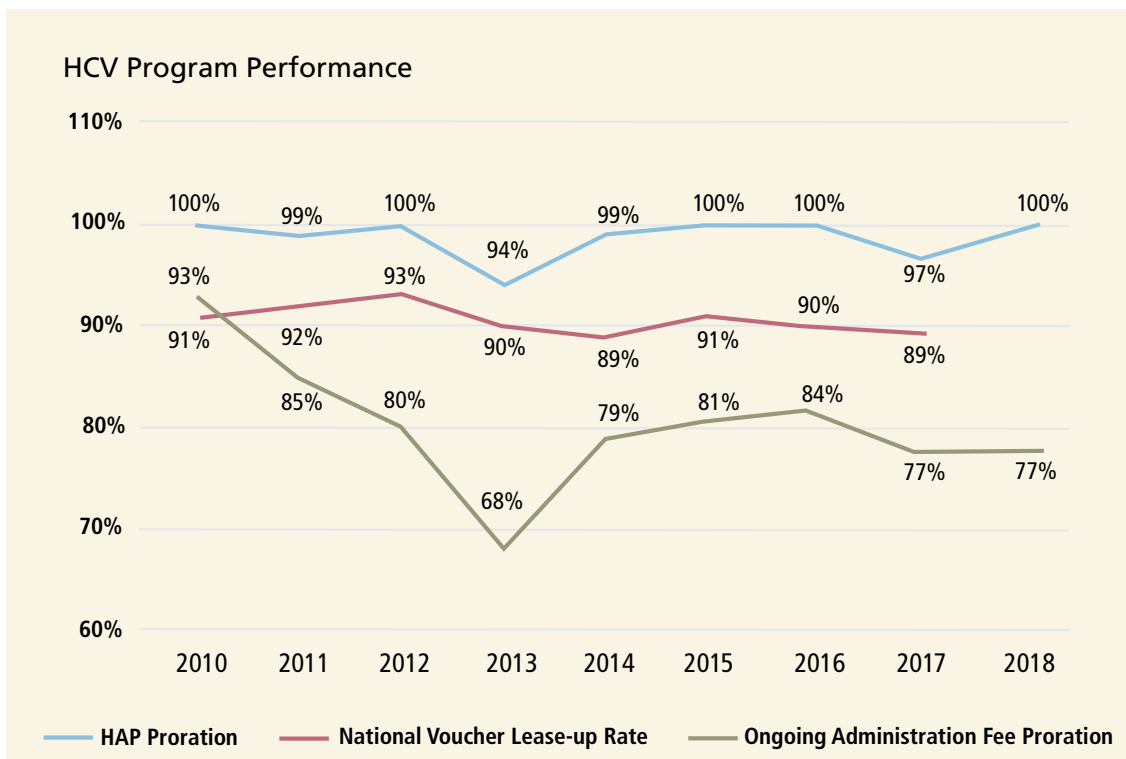


Section 8 Provides Families with Stability and Flexibility

HUD's Section 8 programs help to form the backbone of HUD's housing assistance programs. They are an essential component in helping to provide low-income American families with access to affordable housing. The Housing Choice Voucher Program, the largest in the Section 8 family of programs, provides rental assistance to nearly 2.3 million low-income families, giving them the opportunity to rent privately-owned units in the location of their choosing. The Housing Choice Voucher program 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 Housing Choice Voucher 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.

It is critical that HUD pass a budget for FY 2019 that fully funds the Housing Choice Voucher HAP account. Underfunding HAP will result in a loss of vouchers for many vulnerable families. In addition, administrative fees are critical to ensuring that families are able to find homes.



SECTION 8 PROGRAM Policies and Priorities



NAHRO's Housing Choice Voucher Priorities

Seek passage of a FY 2019 budget with full funding for the Housing Choice Voucher program.

Support swift regulatory implementation of the provisions of the Housing Opportunity Through Modernization Act of 2016. This was a bill that passed unanimously through both the U.S. House of Representatives and the U.S. Senate. It includes a number of regulatory streamlining provisions and flexibilities that allow PHAs to better administer their Housing Choice Voucher programs.

Advocate for a responsible level of administrative fee funding for voucher programs.

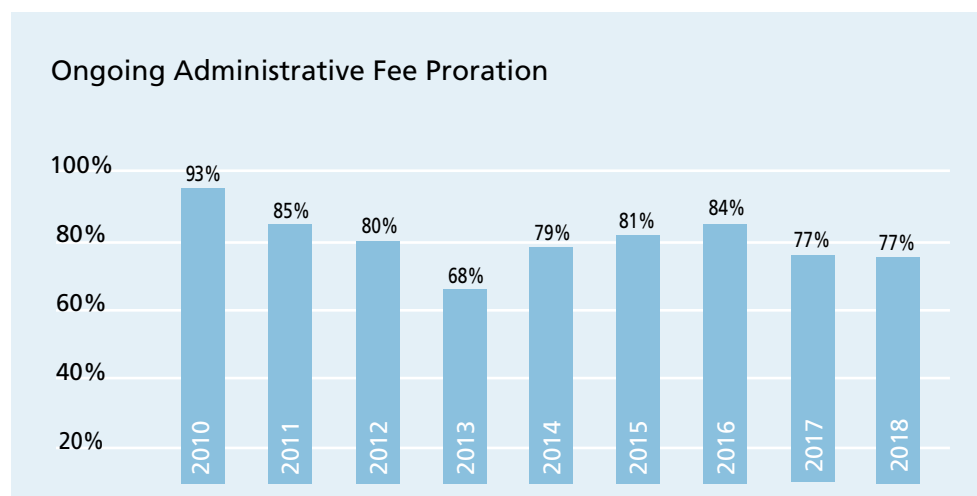
- Years of inadequate funding have forced PHAs to reduce staff, deeply eroding capacity to administer the program.
- NAHRO supports giving PHAs the ability to draw from HAP reserves to fund the administrative fee account, when administrative fees are not high enough to adequately run the program.

Ensure that any movement to form a single-contract consortia, or form partial consortia among PHAs and involving the Housing Choice Voucher program is completely voluntary.

- While NAHRO 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 remove themselves from a consortia, if the PHA finds that the consortia is not serving the PHA's community adequately.

NAHRO's Section 8 Project-Based Rental Assistance Priorities

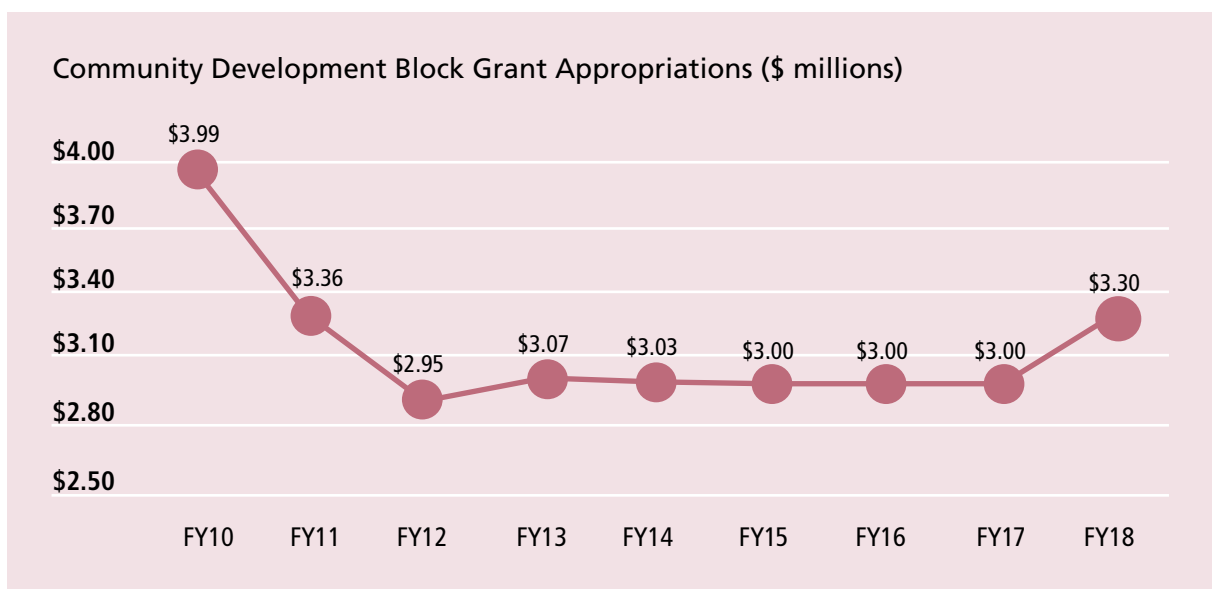
- Advocate for a responsible level of funding for the renewal of Section 8 multi-family project-based rental assistance (PBRA).
- Support PHAs as Performance-Based Contract Administrators.



Community Development Block Grants (CDBG) Sustain Healthy Neighborhoods

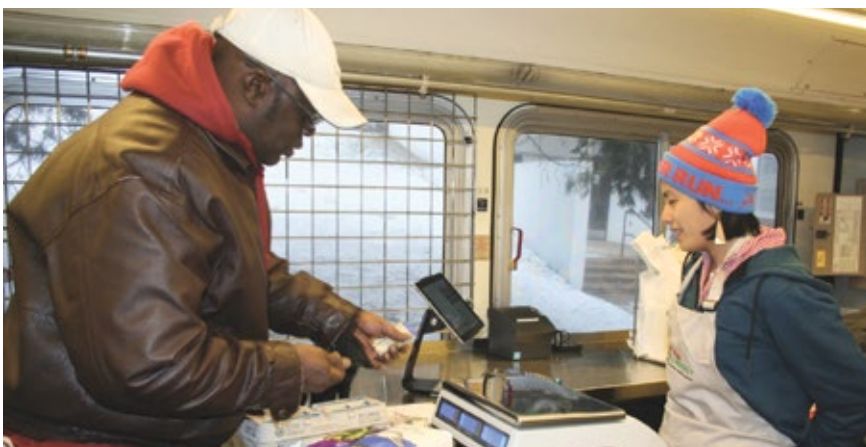
For more than 40 years, CDBG has provided annual formula grants to over 1,300 state and local governments (and an additional 7,250 local governments that could have access to the funding) to rebuild local economies, strengthen public infrastructure, recover from disasters, and improve the quality of 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 as much as 25 percent since FY 2010. NAHRO supports this Administration's goals of streamlining rules that are outdated, unnecessary, ineffective, or impose costs that exceed their benefits.



NAHRO's CDBG Priorities

- 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.
- Advocate for legislative or regulatory changes that support the flexible and effective program administration by grantees.
- 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 Help Individuals and Families

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. The Continuum of Care (CoC) program funds more than 7,300 projects that focus on eliminating homelessness through support services, transitional housing and permanent supportive housing. 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.

NAHRO's Homeless Assistance Grants Priorities

- Support full funding of the homeless assistance programs so that funding keeps pace with the rising costs associated with renewing expiring contracts for projects.
- Ensure regulations implementing the HEARTH Act are sensitive to the needs and abilities of local communities.
- Improve access to homeless assistance programs (Continuum of Care, Emergency Solution Grants, Rapid Re-Housing) to better position housing and community development agencies as full partners.



Affordable Housing and Community Development Tax Credits Keep Local Economies Healthy

The Low-Income Housing Tax Credit (LIHTC) is our nation's most successful tool and a critical source of equity for almost three 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.

The Affordable Housing Credit Improvement Act of 2017 (S. 548) introduced by Senator Maria Cantwell (D-WA) and Senate Finance Committee Chairman Orrin Hatch (R-UT) takes bi-partisan and comprehensive steps toward addressing the affordable housing deficit by increasing the overall LIHTC allocation authority and establishing a permanent 4 percent LIHTC rate. NAHRO thanks Congress and the Administration for increasing the LIHTC allocation by 12.5 percent for 4 years and allowing for income averaging as part of the Consolidated Appropriations Act, 2018.

Opportunity Zones, NMTC and Historic Tax Credits

Opportunity Zones, created in 2017, are a new community development program that encourages long-term investments in low-income urban and rural communities and has the potential to become an important, viable program for housing and community development agencies across the country.

- Private investors receive tax incentives to re-invest unrealized capital gains into Opportunity Funds by **providing a temporary tax deferral for capital gains**.
- Opportunity Funds are private sector investment vehicles that invest **at least 90 percent of their capital in Opportunity Zones**.

The **New Markets Tax Credit (NMTC)** was designed to increase the flow of capital to businesses and low-income communities by providing a modest tax incentive to private investors.

- More than **72 percent of all NMTC investments** have been in communities exhibiting severe economic distress, including unemployment rates more than **1.5 times the national average**, a poverty rate of 30 percent or more, or a median income at or below 60 percent of the area median.
- Between 2003 and 2015, **\$42 billion in direct NMTC investments** were made in businesses, which leveraged nearly **\$80 billion in total capital investment** to projects in communities with severe economic distress.

The **Historic Tax Credit** is one of the most powerful historic preservation tools we have. Recognizing the cost associated with rehabilitating historic buildings, the Historic Tax Credit provides a 20 percent income tax credit to developers of income producing properties such as office buildings, retail establishments, rental apartments, and others.

- Since its inception in 1976, the tax credit has resulted in the **preservation of more than 42,000 buildings** and generated over **\$84 billion in economic development**.

NAHRO's Low-Income Housing Tax Credit Priorities

- Support the Affordable Housing Credit Improvement Act of 2017 (S.548) that further strengthens and expands the LIHTC.
- Work alongside the ACTION Campaign (a national coalition of roughly 2,000 organizations and businesses) to call on Congress to protect, expand, and strengthen the Housing Credit.



HOME Investment Partnerships Empower States and Localities

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.

NAHRO's HOME Priorities

- Protect HOME from devastating funding cuts and advocate restoring the program funding to former baseline levels.
- Work to address the negative impact recent regulatory reforms have had on the ability of PHAs and local redevelopment agencies (LRAs) to fully engage in the program.
- 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

- Support the full capitalization and implementation of the Housing Trust Fund and ensure that it is not threatened by legislation that seeks to cancel or transfer its funds away.

FY 2017 Housing Trust Fund Allocations (Totals - \$219,168,374)

Calif.	\$23,228,115	N.J.	\$5,599,220	Wash.	\$4,129,304	Tenn.	\$3,160,279
N.Y.	\$14,790,240	Ohio	\$5,511,230	Va.	\$3,821,341	Colo.	\$3,154,331
Texas	\$8,858,738	Mich.	\$4,851,072	Wis.	\$3,481,414	Ore.	\$3,143,231
Fla.	\$7,658,948	Mass.	\$4,604,660	Ind.	\$3,367,317	Minn.	\$3,118,428
Ill.	\$7,163,487	N.C.	\$4,433,361	Mo.	\$3,357,775	Md.	\$3,071,109
Pa.	\$5,863,425	Ga.	\$4,427,950	Ariz.	\$3,317,255		
Ala., Alaska, Ark., Conn., Del., D.C., Hawaii, Idaho, Iowa, Kan., Ky., La., Maine, Miss., Mont., Neb., Nev., N.H., N.M., N.D., Okla., R.I., S.C., S.D., Utah, Vt., W.Va., Wyo.							\$3,000,000
Five U.S. Insular Areas							\$1,056,144

ABOUT NAHRO

NAHRO NETWORKS by holding conferences throughout the year in different regions:

Washington, D.C., April 22–24 | San Francisco, July 27–29 | Atlanta, October 25–27

**20,000
MEMBERS**

Our membership includes nearly 20,000 housing and community development (HCD) agencies, professionals, and vendor partners all over the United States, including Guam, Puerto Rico, and the U.S. Virgin Islands.



NAHRO EDUCATES by providing more than 200 learning opportunities annually on vital topics such as:

Ethics, Public Housing, Homeownership, Housing Choice Vouchers, Education, RAD, and more.

**2.8M
HOMES**

NAHRO members own or administer almost 2.8 million units of public housing, Section 8, and other affordable housing.

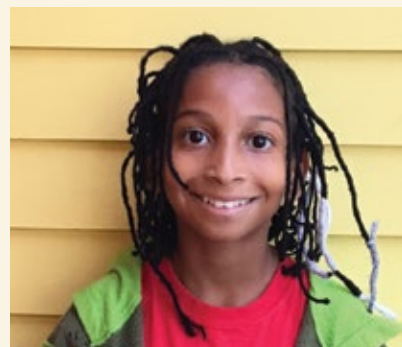


NAHRO ADVOCATES for vital housing and community development funding and initiatives:

HUD Appropriations | Regulatory Relief (especially for small agencies) | Low-Income Housing Tax Credit

**7.9M
PEOPLE**

NAHRO members provide housing to more than 7.9 million people in urban, rural, and suburban America.



NAHRO LEADERSHIP 2017–2019

CARL S. RICHIE, JR., NCC, NAHRO Fellow	President
SUNNY SHAW, CME, PHM	Senior Vice President
HENRIETTA SNIPES, NCC	Vice President – Commissioners
MARK THIELE, CS-PHM, CME, CMVO, NCC	Vice President – Community Revitalization & Development
JOHN T. MAHON, PHM	Vice President – Housing
SAEED HAJARIZADEH	Vice President – International Research & Global Exchange
ANDY RODRIGUEZ	Vice President – Member Services
MARSHA J. PARHAM, CME, MA/MNPM	Vice President – Professional Development
CARRIE BLACKBURN RILEY, NCC	Chair – Board of Ethics & Credentialing Trustees
CLIFTON C. MARTIN, CME, CMPO, SPHM, PHM	Chair – Budget & Administration
ELIZABETH SCOTT GLENN	Chair – Diversity, Equity & Inclusion Task Force
RICHARD HERRINGTON JR., CME, CMPO, NCC, PHM	Chair – Housing America Task Force
MICHAEL GERBER	Chair – Legislative Network
SHARON L. CARLSON, CME, SPHM, PHM, SHM	Chair – Small Agency Task Force
JENNIFER BERGMAN	Chair – Strategic Planning & Advisory Group
DIONNE ROBERTS	Manufacturers & Suppliers Council Leader

NAHRO Congressional Relations and Policy & Program Development Staff

ADRIANNE TODMAN	Chief Executive Officer
GEORGI BANNA, ESQ.	Director – Policy and Program Development
TESS HEMBREE	Advocacy Coordinator / Legislative Liaison
ERIC OBERDORFER	Policy Advisor – Public Housing
TUSHAR GURJAL	Policy Analyst – Section 8



National Association of Housing and Redevelopment Officials

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

www.facebook.com/nahronational | Twitter: @nahronational | www.nahroblog.org