

MOUNTAIN PLAINS NAHRO
National Association of Housing & Redevelopment Officials



Thank you for your interest in NAHRO's 2010 Legislative and Regulatory Agenda. We welcome the opportunity to work with you to ensure that housing and community development needs around the country are addressed in a cost-effective and responsible fashion.

National Association of Housing and Redevelopment Officials (NAHRO) members are uniquely positioned to confront many of today's most pressing challenges. NAHRO's national network of 23,000 housing and community development agencies and professionals offers unequalled expertise in deploying to full advantage a wide range of federal programs, including Public Housing, Housing Choice Vouchers, Community Development Block Grants, and the Home Investment Partnerships program

The passage of the Housing and Economic Recovery Act of 2008 (HERA) and the American Recovery and Reinvestment Act of 2009 (ARRA) demonstrated the important role that federal housing and community development programs play in bringing about economic recovery. While the resources provided through HERA and ARRA have helped to stabilize communities nationwide, NAHRO's members

understand that a sustained investment in affordable housing and community development programs is vital to both the short-term recovery effort and the long-term wellbeing of our nation's neighborhoods and the families that call them home.

NAHRO calls upon the Administration and the Congress to remain fully committed to HUD's core programs. NAHRO's national network of housing and community development professionals stands ready to create jobs, grow local economies, and meet the needs of vulnerable populations by expanding the nation's affordable housing inventory, pursuing targeted economic development activities, preserving the long term viability of public housing by addressing deferred modernization needs, and delivering needed services to low-income families, the elderly, the disabled, and those experiencing homelessness, including veterans.

The following table is a summary of current and pending legislation that Mountain Plains NAHRO is interested in discussing and ultimately enacting.

Bill #	Title	Action	Summary	Sponsor
S.2836 / HR.1048	Asset Management Implementation Act of 2009	Support	Provides restrictions on HUD's implementation of asset management, supports decision making power of HA's, and establishes minimum units for small agency exemption.	Rep. Albio Sires, D-NJ
S. 2684 / H.R. 1851	SEVRA: Section Eight Voucher Reform Act	Monitor	Provides multiple benefits to HA's, including: 1) Reform of Annual Inspection Requirements; 2) Improve Rent Calculation Requirements; 3) Funding Formula; 4) Expands the Moving To Work Program.	Sen. Christopher Dodd, D-CT
HR 2847	Jobs for Mainstreet Act	Support	MPNAHRO supports: 1) Inclusion of additional PH Capital Funds allocated by formula; and 2) Funding of the National Housing Trust.	
S.809 (110th)	Small Public Housing Authorities Paperwork Reduction Act	Needs Sponsors	To amend the U.S. Housing Act of 1937 to exempt small agencies from the requirement of preparing an annual plan.	Never Became Law No Active Legislation
HR.582	Public Housing Drug Elimination Program Reauthorization Act of 2009	Support	Provide fundig for activities for programs designed to reduce drug use in and around assisted low-income housing.	Rep. Barbara Lee (CA)
HR.3221	National Housing Trust Fund (Created under the Housing and Economic Recovery Act of 2008)	Support	The housing trust fund will, once capitalized, provide communities with funds to build, preserve, and rehabilitate rental homes that are affordable for extremely and very low income households.	Enacted in 2008
	Community Development Block Grant Reforms	Monitor	MPNAHRO seeks increased funding for the CDBG program in the 2011 HUD Budget, relaxation of certain reporting requirements, and reconsideration of the initiative to review funding allocations.	



NAHRO FY 2011 Funding Recommendations

Program (\$ in Millions)	FY 2010 Enacted	FY 2011 Proposed ⁽¹⁾	NAHRO ⁽²⁾
Public Housing Operating Fund		\$4,829	\$5,084 ⁽³⁾
Elderly and Disabled Service Coordinators	[\$16]	[\$16]	\$50
Public Housing Capital Fund	\$2,500	\$2,044	\$5,000
Resident Opportunity and Supportive Services	[\$50]	\$0	\$55
Emergency Capital Needs	[\$20]	[\$20]	\$25
Conversion of Public Housing to Sec. 8 Project-Based	-	-	\$200 ⁽⁴⁾
HOPE VI			\$800
Choice Neighborhoods Initiative	[\$65]	\$250	
Safety and Security	\$0	\$0	\$310
Tenant-Based Rental Assistance (Sec 8 Vouchers), Total ⁽⁵⁾	\$18,184	\$19,551	
Housing Assistance Payments	[\$16,339]	[\$17,115] ⁽⁶⁾	\$17,165 ⁽⁷⁾
Ongoing Administrative Fees	[\$1,525]	[\$1,741]	At least \$1,741
Tenant Protection Vouchers	[\$120]	[\$125]	Fully Fund
Tenant Protection/Special Purpose Admin. Fees	[\$50]	[\$50]	\$50
Special Fees (audit reimbursement, hard to house)	\$0	\$0	\$198
Family Self-Sufficiency (FSS) Coordinators	[\$60]	[\$60]	\$72 ⁽⁸⁾
Section 8 Project-Based Rental Assistance	\$8,551	\$9,382	Fully Fund
Community Development Fund	\$4,450	\$4,382	
Community Development Block Grants (formula)	[\$3,990]	[\$3,990]	\$4,500
Rural Housing/Economic Development Program ⁽⁹⁾	[\$25]	\$0	\$25
Section 108 Loan Guarantee Program	\$6	\$0 ⁽¹⁰⁾	\$12
Brownfields Economic Development Initiative	\$17.5	\$0	\$25
Home Investment Partnerships (HOME) Program	\$1,825	\$1,650	
HOME Formula Grants	[\$1,825]	[\$1,650]	\$2,000
Housing Opportunities for Persons with AIDS (HOPWA)	\$335	\$340	\$410
McKinney-Vento Homeless Assistance Programs	\$1,865	\$2,055	\$2,200
Affordable Housing Production ⁽¹¹⁾	-	\$1,000	\$1,000

Notes

- (1) As proposed in the Obama administration's FY 2011 budget. Unless otherwise noted, figures do not reflect requested 1% set-asides for the Transformation Initiative.
- (2) NAHRO requests are for stand-alone programs only. Blank indicates no position.
- (3) Recommended funding is calculated using the approach agreed upon by HUD and stakeholders in the 2004 negotiated rulemaking which includes the costs of employee benefits and utilizes the CPI as a more accurate measurement of inflation. Utilities expense level (UEL) uses HUD's CY 2010 UEL inflation factor methodology. An estimated 204,000 Eligible Unit Months are included for 2011 to account for approximately 24,000 units that may be federalized over the next few years using funds from the American Recovery and Reinvestment Act of 2009.
- (4) Estimated incremental amount of Section 8 project-based funding required to support the voluntary conversion of approximately 100,000 public housing units to Section 8 project-based rental assistance. Estimate represents the difference between the average costs of a voucher and a public housing unit, accounting for operating/capital funding. Estimate assumes initial-year reprogramming of operating/capital funding as units are converted.
- (5) Figures are displayed on a program-year basis, consistent with appropriations bill language.
- (6) Figure reflects a transfer of \$195.5 million to the Transformation Initiative as proposed by the administration.
- (7) Based on FY 2009 Voucher Management System leasing and cost data, supplemented by information about additional voucher awards. Figures increased for inflation by estimates of Annual Adjustment Factors based on 2010 FMR documentation and 2008 Consumer Expenditure Survey and 2008/2009 Consumer Price Index data. Recommendations do not reflect estimates of increased need for subsidy resulting from loss of hours and loss of jobs by ELI, VLI and LI families with earnings. Declining incomes of voucher-assisted households would require greater funding levels in order for PHAs to assist the same number of low-income households.
- (8) NAHRO believes PHAs needing assistance to operate the FSS program should receive funding through a formula-driven program.

- (9) The Rural Housing and Economic Development (RHED) program was renamed the Rural Innovation Fund and funded as a set-aside under the Community Development Fund for FY 2010. NAHRO supports the restoration of stand-alone funding for the program.
- (10) The administration proposes collecting a fee from Section 108 borrowers to cover the program's credit subsidy costs. NAHRO favors a direct appropriation to subsidize up to \$500 million in loan guarantees for FY 2011.
- (11) The administration proposes \$1 billion for the Housing Trust Fund for FY 2011, with resources to be provided through an as-yet unidentified legislative mechanism outside of the appropriations process. NAHRO encourages the federal government to identify at least \$1 billion in new resources for FY 2011 for distribution through the Housing Trust Fund. This funding should be derived from sources other than appropriations to the extent possible.

