

**90 YEARS OF PROVIDING SAFE,
SECURE HOUSING AND BUILDING
STRONG, RESILIENT COMMUNITIES**

2023 NAHRO LEGISLATIVE AND REGULATORY AGENDA

90 YEARS OF INCREASING AFFORDABLE HOUSING, BUILDING STRONG COMMUNITIES, AND PROVIDING OPPORTUNITIES TO LOW-INCOME FAMILIES

The National Association of Housing and Redevelopment Officials (NAHRO) has worked for the past 90 years to ensure that low-income families have access to safe, secure affordable housing in strong, resilient communities across the country. With over 19,500 housing providers and professional members, NAHRO is the oldest and largest association representing Public Housing Agencies, Redevelopment Agencies, and other affordable housing and community development groups. Our members provide more than 3 million homes for more than 8 million people, most of whom are children, seniors, and people with disabilities. We must invest in our affordable housing infrastructure and community development projects to provide these critical resources to low-income families. Everyone deserves a safe, stable place to call home.

Homes for Good's The Commons on MLK (Ore.).



NAHRO PRIORITIES

BUILD AND PRESERVE NEW
AND EXISTING AFFORDABLE
HOUSING UNITS.

ENABLE **COMMON-SENSE** HOUSING
AND COMMUNITY DEVELOPMENT
STATUTES AND REGULATIONS.

PROVIDE **COMMUNITY-ORIENTED
FLEXIBILITIES** TO IMPROVE
PROGRAM DELIVERY.

ENSURE CONGRESSIONAL ORDER
FOR **TIMELY APPROPRIATIONS.**

NAHRO

FUNDING PRIORITIES

DISCRETIONARY PROGRAMS (IN MILLIONS)	FY 2023 ENACTED	FY 2024 PRESIDENT'S PROPOSED BUDGET	NAHRO FY 2024 RECOMMENDATIONS
Public Housing Operating Fund	\$5,109	\$5,133	\$5,407
Public Housing Operating Fund Shortfall	\$25	\$50	\$346
Public Housing Capital Fund	\$3,200	\$3,225	\$5,000
Emergency Capital Needs	\$50	\$40	\$135
Choice Neighborhoods Initiative	\$350	\$185	\$500
HCV Housing Assistance Payments Renewals	\$26,402	\$27,840	\$27,840
Administrative Fees	\$2,778	\$3,202	\$3,302
Tenant Protection Vouchers	\$337	\$385	\$500
Incremental Vouchers ¹	\$50	\$565	\$565
Mobility Funding	-	\$25	\$25
Mainstream Vouchers ²	\$607	\$686	\$686
Section 8 Project-Based Rental Assistance	\$14,907	\$15,904	\$15,904
Family Self-Sufficiency (FSS)	\$125	\$175	\$200
Resident Opportunities and Self-Sufficiency	\$35	\$35	\$35
Jobs Plus	\$15	\$15	\$20
Community Development Block Grant (CDBG)	\$3,300	\$3,300	\$4,200
HOME Investment Partnerships Program	\$1,500	\$1,800	\$2,500
Housing Opportunities for Persons with AIDS	\$499	\$505	\$505
Homeless Assistance Grants	\$3,633	\$3,749	\$3,833

¹ This account excludes new special-purpose vouchers.


² This account includes administrative fees for these vouchers.



Providence Housing Authority's
Wellness Resource Center (R.I.).



Gainesville Housing Authority's Midtown Villages (Ga.).



BUILD AND PRESERVE NEW AND EXISTING AFFORDABLE HOUSING UNITS

San Antonio Housing Authority's East Meadows II (Tex.).

- Provide at least \$70 billion in funding to fill the Public Housing Capital Fund backlog.
- Fully fund the Public Housing Capital and Operating Funds annually.
- Maximize existing housing preservation and increase the housing supply by making repositioning options (RAD, Section 18, Voluntary Conversion) available to all PHAs that voluntarily want to use them.
- Strengthen the Low-Income Housing Tax Credit (LIHTC) by increasing the allocation by 50 percent, promoting bonds for public housing preservation, and excluding those bonds from the overall cap.
- Ensure that any new affordable housing development and community redevelopment consider equity and inclusion in its design through workable processes.
- Fund climate resilient approaches to development and finance.

In a devastating blow to American families in need, housing was omitted from the Inflation Reduction Act and the Bipartisan Infrastructure Law. The lack of investment in affordable housing directly contributes to the nation's growing affordable housing shortage. NAHRO members work hard to house low-income families in their communities; rising rents, tight rental markets, and a lack of housing supply make this hard work even more difficult. Significant investments in new construction and preservation are needed now to meet increasing demand. Common sense changes to the LIHTC program can make it even more effective. Streamlining cumbersome federal regulations and requirements will help agencies develop and preserve affordable housing efficiently and cost effectively, while investment will support necessary resiliency for the future.

COMMON-SENSE HOUSING AND COMMUNITY DEVELOPMENT STATUTES AND REGULATIONS

- Reduce administrative burden through the streamlining of housing and redevelopment statutes and regulations to meet existing funding challenges.
- Limit regulations that decrease the efficiencies of the public housing, Section 8, and redevelopment programs especially as demand is expanding.
- Exempt housing and community development programs from Build America, Buy America requirements, allowing agencies to move nimbly and efficiently.
- Allow Housing Assistance Payment (HAP) funding flexibility to help residents successfully lease up in tight rental markets with limited housing availability.
- Continue to require HUD to maintain or increase the current number of Performance Based Contract Administrators (PBCAs) through their procurement process.
- Suspend HUD's efforts to revise the Annual Contributions Contract (ACC) so that the fundamental relationship between PHAs and HUD does not change.
- Remove the Community Service and Self-Sufficiency Requirement (CSSR), which remains an inequitable policy that has little benefit for residents.
- Streamline and make permanent the Emergency Rental Assistance Program to provide one-time, short-term emergency rental assistance to low-income households.
- Prohibit source of income discrimination.

Housing agencies are facing serious challenges due to economic headwinds. Congress and HUD must do everything possible to streamline and reduce regulatory and statutory administrative burdens so that insufficient federal funding can be used where it is needed most – providing housing for low-income families in strong communities. As NAHRO members face a challenging housing market, increased regulations and burdensome compliance requirements divert scarce federal funding and resources away from housing families. Housing and community development statutes and regulations must be streamlined so that NAHRO members can focus on what matters most, serving their communities.

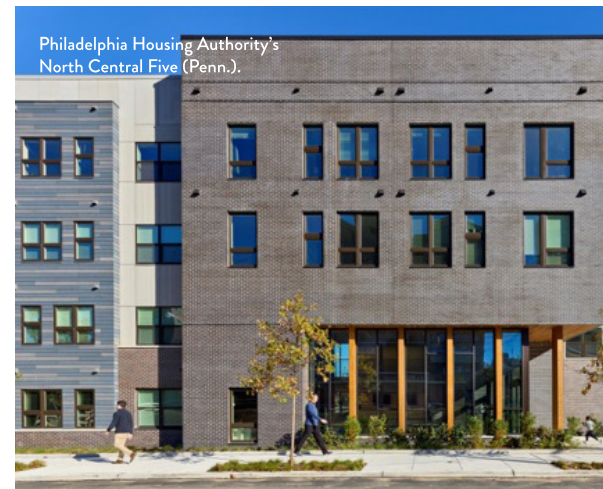


National Community Renaissance's Vista Verde (Calif.).

COMMUNITY-ORIENTED
FLEXIBILITIES
TO IMPROVE
PROGRAM DELIVERY

- Expand funding for programs that increase self-sufficiency and stability in low-income families such as the Family Self-Sufficiency (FSS) Program.
- Refrain from including indicators outside of a PHA's control when revising public housing and Section 8 assessment systems.
- Approve temporary provisional inspection scores as HUD works to implement the new National Standards for the Physical Assessment of Real Estate (NSPIRE) and NSPIRE-Voucher.
- Allow local housing and community development providers to nimbly respond to evolving local circumstances facing their communities through expanded statutory and regulatory flexibilities, similar to those provided in the CARES Act.
- Create and fund a workable Affirmatively Furthering Fair Housing (AFFH) policy that does not penalize entities on impediments outside of their control.
- Provide resources for PHAs to make informed decisions regarding tenant selection processes, while ensuring they continue to have the flexibility needed to meet local considerations.
- Fund climate resilient planning, design, and recovery before and after natural disasters strike.

NAHRO members are deeply embedded in their communities and understand their local needs and circumstances better than anyone. Congress must ensure that agencies have the flexibilities to meet these needs. New regulations must be proven effective and workable before implementation, allowing agencies to continue providing critical services to their communities, even when they face unforeseen challenges.



CONGRESSIONAL ORDER FOR TIMELY APPROPRIATIONS

- Maintain the federal commitment to housing assistance and community development by prioritizing the appropriations process to ensure that HUD does not shut down.
- Pass the annual appropriations bill in a timely manner.
- Refrain from relying on cuts to discretionary spending to address the nation's fiscal challenges.
- Avoid yearlong continuing resolutions that would have disastrous impacts on housing and redevelopment agencies.
- Consider the significant impacts of inflation on housing and community development programs.
- Continue to urge HUD to develop new methods for calculating fair market rents as they frequently lag behind market rental prices.

Congress must, through regular order, pass timely appropriations each year that fully fund housing and community development programs while considering the significant impact of inflation. Relying on continuing resolutions creates considerable uncertainty that impacts the public housing program, voucher utilization, and makes long-term planning extremely challenging. It also delays funding for important programs like Choice Neighborhoods, the HOME program, and Community Development Block Grants (CDBG). Congress must also consider that HUD formulas often use data from prior years that do not reflect the true increases from inflation we have seen over the past year. A full-year Continuing Resolution would have a disastrous impact on the funding that housing and redevelopment agencies receive.





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ABOUT NAHRO

NAHRO, established in 1933, is a membership organization of more than 19,500 housing and community development providers and professionals throughout the United States. NAHRO members create and manage affordable housing for low- and middle-income families and support vibrant communities that enhance the quality of life for all. They administer more than 3 million homes for more than 8 million people.



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On the cover: Housing Authority of the City of Aurora's Village at Westerly (Colo.).