



NAHRO 2025 Policy Priorities

America has a housing crisis, and we are helping to solve it. NAHRO's 26,500 members play a vital role in providing homes to more than 8 million people nationwide: seniors, veterans, working families, children, persons with disabilities, and more. NAHRO members include public housing agencies (PHAs), community development groups, business partners, and thousands of dedicated professionals. Members build homes, manage properties, and revitalize economies in communities of all sizes and types, including rural, suburban, and urban areas across the United States. Streamlined programs and responsible funding is critical to their continued success, and **our housing crisis cannot be solved without them.**

What NAHRO Members Do



Housing programs. Critically, housing agencies also help develop and preserve affordable housing units across the country.

- **Housing agencies** help families access safe and secure housing through a variety of federal programs, including the Housing Choice Voucher and Public Housing programs.
- **Redevelopment agencies** restore and create vibrant neighborhoods through constructing and rehabilitating buildings and public amenities.
- **Business partners** play a pivotal role through collaboration with housing agencies and redevelopment agencies, providing products, services, and expertise that help advance housing and community development goals.

NAHRO's Legislative Policy Priorities



- Prioritize adequate and responsible funding to solve the nation's housing crisis.
- Support federal agencies in successfully meeting their mission by prioritizing staffing and information technology needs that improve service for PHAs and their residents.
- Maintain the federal commitment to housing and community development by prioritizing programs that help address the housing affordability and supply crises.
- Finalize annual appropriations on time and avoid yearlong continuing resolutions that have disastrous impacts on housing and community development programs.

Preserve Existing Affordable Units

- Fully fund the Public Housing Operating Fund and address the Operating Fund shortfall.
- Protect critical sustainability and affordable housing resources provided in the Inflation Reduction Act.
- Permanently authorize the CDBG-Disaster Recovery program and ensure federal recovery efforts reach the lowest-income and most marginalized survivors.
- Preserve the nation's public housing by fully funding the Public Housing Capital Fund backlog.
- Revise RAD Operating Cost Adjustment Factors (OCAFs) to better align with current rental market conditions.



- Increase cost-efficiencies in affordable housing rehabilitation and development by adjusting Davis Bacon wage requirements to inflation.
- Exempt housing and community development programs from Build America, Buy America (BABA) requirements, expand BABA waiver eligibility, and increase the small grants and de minimis waiver thresholds for BABA.
- Preserve affordable housing in rural communities funded by the USDA Rural Housing Service.
- Make repositioning options available to all PHAs that want them.

Strengthen and Improve Rental Assistance Programs

- Fully fund the Section 8 program, including the Housing Choice Voucher (HCV) program and Project-Based Rental Assistance (PBRA) program.
- Allow Housing Assistance Payments to be used for short-term financial assistance including security deposits, application fees, and a risk mitigation fund.
- Help HUD improve Fair Market Rents (FMRs), including increased funding for the census bureau to expand the sample size of the American Community Survey.
- Ensure Renewal Funding Inflation Factors (RFIFs) reflect the actual increased costs of running the HCV Program and appropriately track increases in Fair Market Rents.
- Allow PHAs to consider self-certification or third-party income determinations as the highest form of income verification to streamline PHA operations.
- Ensure that all families have access to neighborhoods of opportunity through mobility programs and Enhanced Payment Standards.
- Remove the Community Service and Self-Sufficiency Requirement (CSSR), which remains an inequitable policy that has little benefit for residents.
- Create a permanent Emergency Housing Rental Assistance Program, run through HUD via PHAs, to help families at-risk of homelessness maintain their home.
- Ensure that the Annual Contributions Contract (ACC) between HUD and PHAs is representative of the requirements in the 1937 Housing Act.
- Treat insurance proceeds as non-federal funding, allowing PHAs to stretch those dollars further after natural disasters strike.
- Prohibit source of income discrimination at the federal level.
- Make Emergency Housing Vouchers permanent to help address rising homelessness.

Increase the Supply of Affordable Housing in Vibrant Communities



- Provide adequate funding for the HOME Investments Partnership Program, Community Development Block Grants, and Homeless Assistance Grants.
- Increase project-basing flexibilities by allowing PHAs to project-base up to 50 percent of their portfolio to ensure affordable housing units are built and preserved in high-cost markets where unit scarcity may impact tenant-based voucher lease-ups.
- Strengthen the Low-Income Housing Tax Credit (LIHTC) by permanently increasing the allocation by 50 percent and lowering the “50 Percent Test” to 25 percent.
- Exclude federally-assisted housing from the Private Activity Bond Cap so additional bonds can be used to promote public housing preservation.
- Refine the Opportunity Zone program by providing additional incentives to encourage investment of Opportunity Funds in areas with the greatest need, and enhance the program’s effectiveness through strategic alignment with existing programs.

Promote Local Solutions

- Address homelessness by funding programs that support local approaches like the Continuum of Care program.
- Expand funding for programs that increase self-sufficiency and stability in low-income families, such as the Family Self-Sufficiency (FSS) Program, Resident Opportunities and Self-Sufficiency (ROSS) Program, and Jobs Plus.
- Empower localities to be creative in finding additional transitional housing to meet the existing demand.
- Empower residents by increasing housing choice and providing homeownership options through the promotion of the HCV Homeownership program.
- Increase funding for supportive services and mental health programs to maintain housing stability.
- Support housing agencies serving as Performance Based Contract Administrators.
- Support PHA flexibility so that agencies can meet local needs effectively.
- Improve educational options for low-income Americans by improving internet and digital access, expanding the Book Rich Environments program, and highlighting the impact on education gaps of under-resourced schools.
- Provide grants for activities that improve coordination and establish partnerships between or among housing providers, healthcare organizations, and government entities to provide supportive services and improve access to health services for low-income individuals.

Support Successful Program Implementation

- Streamline complex federal regulations and requirements to enhance the efficiency and cost-effectiveness of housing agencies, enabling them to better meet the unique needs of their communities.
- Extend this approach to current HUD initiatives, such as HOTMA and NSPIRE, to ensure practical and impactful implementation.
- Modernize HUD IT systems to ensure successful implementation of HUD policies and programs.

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NAHRO: Thriving Communities with Affordable Homes for All



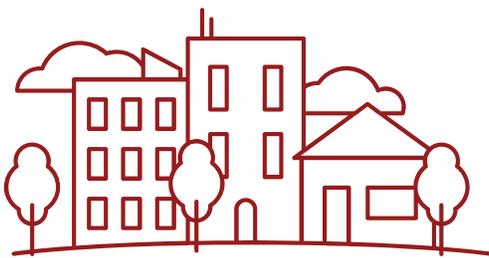
Established in 1933, NAHRO is a membership organization representing over 26,000 housing and community development providers and professionals across the United States. Our members administer programs that provide more than 3 million homes for over 8 million Americans.



Our Members:

- Help families access safe, secure housing.
 - Create and preserve affordable housing.
 - Restore and revitalize communities.
 - Provide expertise, services, and solutions to advance housing and community development.
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To Solve the Nation's Housing Challenges, Congress must:



- Ensure adequate and responsible funding to address the housing crisis.
 - Preserve affordable housing by protecting and maintaining existing units.
 - Strengthen rental assistance programs to better serve communities in need.
 - Expand the supply of affordable housing to meet growing demand.
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2025 Legislative Priorities

- Fully fund Public Housing and rental assistance programs.
- Improve and streamline Section 8 and Public Housing programs for greater efficiency.
- Expand affordable housing supply by enhancing the Low-Income Housing Tax Credit and funding critical community development programs.
- Support local solutions that promote self-sufficiency and reduce homelessness.
- Ensure on-time and complete payments from HUD to PHAs and community development agencies for all rental assistance and community development programs.

NAHRO urges Congress to take decisive action to protect, strengthen, and expand housing resources that directly impact families and communities across the country. Together, we can solve the housing affordability and housing supply crises.

Funding Recommendations as of March 1, 2025

(in millions)

Discretionary Programs	FY 2024 Enacted	NAHRO FY 2025 Recommendations	NAHRO FY 2026 Recommendations
Public Housing Operating Fund	\$5,467	\$5,366	Fully Fund
Public Housing Operating Fund Shortfall	\$25	\$580	Fully Fund
Public Housing Capital Fund	\$3,200	\$5,000	\$5,000
Emergency Capital Needs	\$30	\$135	\$135
Choice Neighborhoods Initiative	\$75	\$150	\$150
HCV Housing Assistance Payments Renewals	\$28,491	\$32,856	Fully Fund
Administrative Fees	\$2,771	\$3,217	Fully Fund
Tenant Protection Vouchers	\$337	\$500	\$500
Mainstream Vouchers	\$743	--*	--*
Section 8 Project-Based Rental Assistance	\$16,010	\$16,686	Fully Fund
Family Self-Sufficiency	\$141	\$150	\$150
Resident Opportunity and Self Sufficiency	\$40	\$40	\$40
Jobs Plus	\$15	\$15	\$15
Community Development Block Grant (CDBG)	\$3,300	\$4,200	\$4,200
HOME Investment Partnerships Program	\$1,250	\$2,000	\$2,000
Housing Opportunities for Persons with AIDS	\$505	\$505	\$505
Homeless Assistance Grants	\$4,051	\$4,060	\$4,060

*Mainstream voucher funding is included in HCV Housing Assistance Payments Renewals and the administrative fee accounts.

For more information, view our 2025 Policy Priorities here:

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