



Investing In Our Communities with Integrity and Effectiveness

Thank you for your interest in NAHRO’s 2011 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.

Successfully confronting today’s challenges will require a significant and sustained federal investment in and commitment to a comprehensive set of housing and community development tools. Transformation of existing programs to improve their effectiveness and efficiency, in tandem with the design of new and innovative responses, is required both to build upon recent progress and address outstanding issues.

To this end, NAHRO’s Legislative Agenda provides policy makers with strategies and specific proposals that allow member agencies to rebuild communities, tackle affordable housing crisis, improve the quality of life for millions of low and moderate income Americans; and to create jobs and stimulate the economy.

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

	SEVRA: Section Eight Voucher Reform Act of 2010	SHARP: Small Housing Authority Reform Proposal	Rental Housing Revitalization Act of 2010
Related Legislation	H.R. 3045	(Not Yet Introduced)	H.R. 6468
SPONSORS	Rep. Maxine Waters		Rep. Keith Ellison
NAHRO Position	SUPPORT	SUPPORT	MONITORING
SUMMARY	Strengthen and Simplify the Section 8 Rental Assistance Programs by enacting SEVRA. Implements regulatory and administrative revisions that ensure an efficient use of funds and builds on the program’s track record of success. Provides adequate funding for HAP contract renewals and administrative fees. Provides multiple benefits, including: a) reforms Annual Inspection requirements; b) improves Rent Calculation requirements; c) consistent funding formulas; d) expands MTW program.	Proposal to reform the regulatory regime applicable to small housing authorities including many of the suggestions in the IBM Business Consulting Services report. The proposal would: a) define small agencies as less than 550 units; b) reduce administrative burdens; c) provide flexibility to serve residents; d) encourage housing development.	NAHRO’s proposal would provide PHAs the option to voluntarily convert some or all of their public housing to either the existing Section 8 Project-Based Rental Assistance (PBRA) program or Project-Based Vouchers (PBV). The opportunity to convert would provide PHAs access to the reliable, stable funding and operations environment currently enjoyed by private owners of assisted housing. NAHRO’s proposal is narrowly tailored to the preservation of public housing properties and excludes any collateral policy initiatives that do not relate directly to this core objective.



FY 2012 Funding Recommendations for Selected HUD Programs					
Program (\$ Millions)	FY 2010 Enacted (1)	FY 2011 Proposed (2)	FY 2011 H.R. 1 (3)	FY 2012 Proposed (4)	FY 2012 NAHRO (5)
Public Housing Operating Fund	\$4,775	\$4,829	\$4,626	\$3,962 (6)	\$4,962 (7)
Public Housing Capital Fund	\$2,500	\$2,044	\$1,428	\$2,405	\$5,000
Resident Opportunity and Supportive Services	[\$50]	\$0	[\$50]	\$0	\$50
Emergency Capital Needs (8)	[\$20]	[\$20]	[\$20]	[\$20]	\$30
HOPE VI	\$200	\$0	\$0	\$0	\$250
Choice Neighborhoods Initiative	[\$65]	\$250	\$0	\$250	-
Tenant-Based Rental Assistance (Sec. 8 Vouchers)	\$18,184	\$19,551	\$18,081	\$19,223	-
Housing Assistance Payments (HAP) Renewals	[\$16,339]	[\$17,310]	[\$16,703]	[\$17,144]	\$17,700 (9)
Ongoing Administrative Fees	[\$1,525]	[\$1,741]	[\$1,157]	[\$1,598]	\$1,770
Tenant Protection/Special Purpose Admin. Fees	[\$50]	[\$50]	[\$50]	[\$50]	\$50
Tenant Protection Vouchers	[\$120]	[\$125]	[\$110]	[\$115] (10)	\$115
Incremental HUD-VASH Vouchers	[\$75]	\$0	\$0	[\$75]	\$75
Family Self-Sufficiency (FSS) Coordinators	[\$60]	[\$60]	[\$60]	[\$60]	\$72
Section 8 Project-Based Rental Assistance	\$8,551	\$9,382	\$9,282	\$9,435	Fully Fund
Community Development Fund	\$4,450	\$4,380	\$1,500	\$3,781	-
Community Development Block Grants (CDBG)	[\$3,990]	[\$3,990]	[\$1,500]	[\$3,691]	\$4,000
Sustainable Communities Initiative	[\$150]	[\$150]	\$0	\$150 (11)	\$150
Rural Innovation Fund	[\$25]	\$0	\$0	[\$25]	\$25
Section 108 Loan Guarantee Program	\$6	\$0 (12)	\$6	\$0	\$12
Brownfields Economic Development Initiative	\$17.50	\$0	\$0	\$0	\$25
Home Investment Partnerships (HOME) Program	\$1,825	\$1,650	\$1,650	\$1,650	\$2,000
Housing Opportunities for Persons with AIDS (HOPWA)	\$335	\$340	\$335	\$335	\$427
McKinney-Vento Homeless Assistance Grants	\$1,865	\$2,055	\$1,865	\$2,372	\$2,372
Housing Trust Fund (13)	-	\$1,000	-	\$1,000	\$1,000

NOTE: Brackets [] indicate sub-accounts or set-asides.

- Figures from the Consolidated Appropriations Act, 2010 (Public Law 111-117 – December 16, 2009)
- Obama administration’s proposed budget for FY 2011. Figures do not reflect proposed Transformation Initiative set-asides.
- H.R. 1 as passed by the House of Representatives on February 19, 2011
- Obama administration’s proposed budget for FY 2012. Figures do not reflect proposed Transformation Initiative set-asides.
- NAHRO’s funding recommendations are for stand-alone programs only. Blank indicates no position.
- The President’s FY 2012 budget proposes combining a direct appropriation of \$3.962 billion with an offset of \$1 billion against PHAs’ existing operating reserves in order to provide 100 percent of PHAs’ total operating subsidy eligibility.
- NAHRO recommends that 100 percent of Operating Fund eligibility under the current rule be provided through direct appropriations. NAHRO continues to assert that the final rule underestimates the true costs of operating public housing.

- The President’s FY 2011 and FY 2012 budgets propose making safety and security needs an ineligible use of emergency capital needs funding. NAHRO favors retaining this eligibility and reserving at least \$10 million to address safety and security needs exclusively.
- NAHRO’s recommendation represents a combination of direct appropriations and offsets of Restricted Net Housing Assistance Payment Assets exceeding six percent of each non-Moving to Work PHA’s FY 2012 annual budget authority in order to reach a 100 percent proration for all PHAs’ voucher HAP renewals.
- The President’s budget requests \$75 million in new budget authority but anticipates approximately \$40 million in FY 2011 carryover funding.

- The President’s FY 2012 budget proposes and NAHOR favors funding this initiative, previously a set-aside, as a stand-alone program.
- In lieu of appropriations, the administration proposes collecting a fee from borrowers to cover the program’s credit subsidy costs.
- The administration proposes and NAHRO supports \$1 billion in offset, budget-neutral mandatory funding for the Housing Trust Fund.

