



Mountain Plains NAHRO 2016 Legislative Agenda

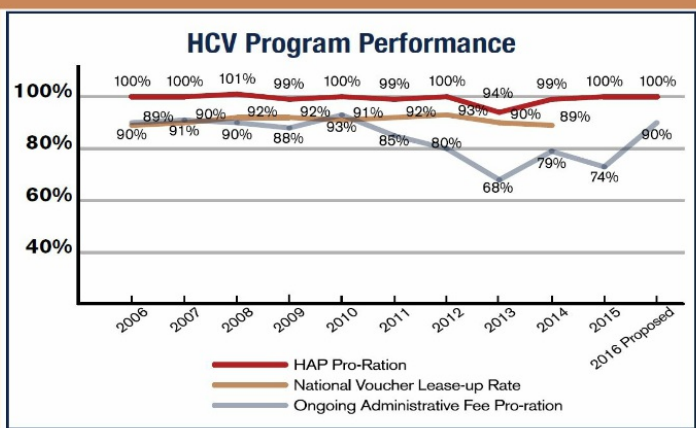
1 MAJOR FLAWS IN PROPOSED SECTION 8 ADMINISTRATIVE FEE

Based on the 2015 HUD Section 8 Admin Fee Study, 42 percent of housing authorities will receive a 15 percent cut resulting in inadequate compensation for administering this very complex program. These housing authorities administer 63 percent of the total vouchers. Inadequate funding compromises HAs' ability to administer the program in compliance with HUD regulations.

Mountain Plains NAHRO requests that Congress take the following actions:

- Direct HUD to fix its flawed study and formula.
- Prohibit HUD from changing housing authority fee rates unilaterally.
- Direct HUD to delay the January 2017 effective date.

REDUCED FUNDING MEANS FEWER FAMILIES SERVED



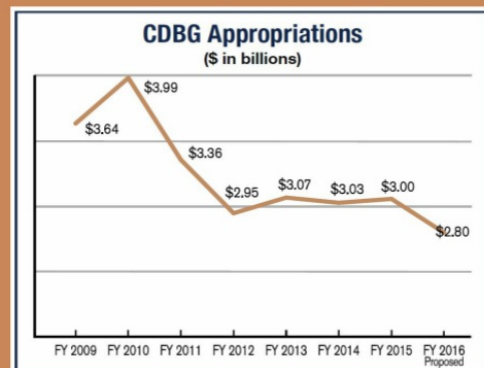
It Takes People to Help People!

SUPPORT CDBG FUNDING

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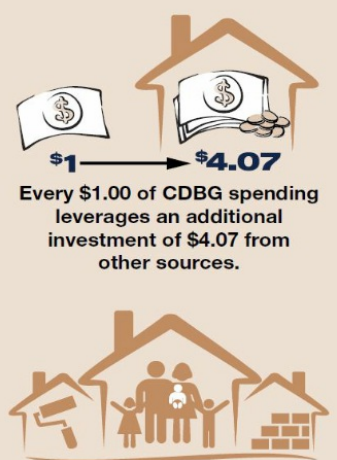
CDBG is one of the most successful federal community development programs and has earned bi-partisan support since 1976.

- The CDBG program has proven its worth and value for communities throughout the nation for 40 years. This program needs an increased level of funding and not further decreases.



- The FY 2017 budget proposal by the President requests a disappointing \$2.80 billion for CDBG, a \$200 million decrease and nowhere near the program's former baseline funding levels after years of devastating cuts.

- Additionally, the 2017 budget proposal would alter CDBG Program eligibility thresholds and strip from many communities direct access to this program.



Between 2005-2015, CDBG funding assisted over 1.2 million households through home ownership and home rehabilitation/ construction activities.

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ESTABLISH FIXED CREDIT RATES FOR THE 4% HOUSING CREDIT

The Housing Credit is our nation's most successful tool for encouraging private investment in the production and preservation of affordable rental housing production. It has financed nearly 3 million affordable apartments since 1986, providing homes to roughly 6.5 million low-income households since then, while transferring risk from the government to the private sector.

- In 2016, NAHRO will continue to work for a permanent 4 percent credit rate in the Low Income Housing Tax Credit program for allocated acquisition credits, and raising the overall annual housing credit allocation to states.
- NAHRO will further advocate for a modification of the ten year "placed in service" requirement to waive the rule in the instance that a building is merely transferring ownership, unless credits have been claimed for such building in the previous ten years.

Turn the Housing Credit into a Power Tool!

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NAHRO SUPPORTED LANGUAGE IN HOTMA (H.R. 3700)



Capital Replacement Reserves

Using NAHRO language also included in the Senate FY16 Appropriations Bill, HOTMA would allow PHAs to voluntarily establish Capital Fund replacement reserves.

Subsidy Flexibility

HOTMA would allow for PHAs to transfer 20 percent of their Operating Funds to their Capital Fund, language NAHRO has advocated for strongly over many years.

Income Review Safe Harbors

HOTMA would allow PHAs to use other federal data to determine income including TANF, Medicaid, and SNAP.

Project-Based Voucher Program

PHAs would be able to change the amount they may project-base from 20 percent of their voucher funding to 20 percent of their authorized voucher allocation, allowing most PHAs to project-base additional units. Additionally, those PHAs that have units targeting homeless individuals and families, veterans, elderly households, disabled households, or units in areas where vouchers are difficult to use, would be permitted to project-base up to 30 percent of those targeted units. In other instances, PHA project-based voucher assistance may not exceed 25 percent of the units in a project or 25 units, whichever is greater. In areas where vouchers are difficult to use and in census tracts with a poverty rate of equal to or less than 20 percent, PHAs may provide project-based voucher assistance for up to 40 percent of the units in a project. HOTMA allows PBV contracts and extensions of up to 20 years; allows PHAs to permit site-specific waiting lists managed by owners; and clarifies that PHAs may project-base HUD-VASH and Family Unification Project (FUP) vouchers.

Extended Family Unification Vouchers

HOTMA would increase the age of eligibility for FUP vouchers from 21 to 24 and make youth who will leave Foster Care within 90 days and are homeless or at risk of homelessness eligible. The substitute legislation contains the original HOTMA provisions that would also expand FUP vouchers by allowing eligible youth "who have attained 16 or 17 years" and who have left foster care to remain in the program for up to 36 months.

PHA and Local Development Authorities as ESG Subrecipients for Solutions Grants

HOTMA includes statutory language, supported by NAHRO, that would permit any state or local government receiving ESG allocations to distribute all or a portion of its grant funds to PHAs and local redevelopment authorities (alongside private nonprofit organizations).

Special Assistant for Veterans Affairs and an Annual Supplemental Report

HOTMA would create a new position of Special Assistant for Veterans Affairs that reports directly to the Secretary of HUD and would be responsible for, among other things, ensuring veterans have access to housing programs and homeless assistance, coordinating veteran-related programs at HUD, and serving as a liaison between HUD, the VA, and the USICH, and officials of state, local, regional, and nongovernmental organizations. HOTMA would also require HUD, the VA, and the USICH to collaborate and submit to congress an annual supplemental report on veteran homelessness.



The National Association of Housing and Redevelopment Officials (NAHRO) is a professional membership organization comprised of approximately 18,000 housing and community development agencies and individuals throughout the United States administering a variety of affordable housing and community development programs at the local level. The Mountain Plains Regional Council (MPRC) of NAHRO is one of eight regional councils nationwide established to facilitate widespread participation in NAHRO programs and to serve as a means of recognizing the special local interests of its members. Mountain Plains NAHRO is comprised of six state chapters of NAHRO, Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.