

AGENDA
Joint Federal and Regulatory Affairs Policy Meeting
The Washington Fairmont Hotel, Washington, D.C.
Sunday, October 25, 2015
1:30 – 3:30 PM

1. Welcome –Nancy Evans, Chair Federal Affairs, and Larry Sisson, Chair Regulatory Affairs
2. New Business:
 - A. Federal Affairs Committee Issues
 - a. Federal Budget and Appropriations Issues
 - i. Project-based Section 8 Update
 - ii. Section 521 Rental Assistance Update
 - b. General Legislative Issues
 - B. Regulatory Affairs Committee Issues
 - a. Multifamily Transformation – HQ & Field Office Restructuring
 - b. Asset Management
 - i. Previous Participation: 2530 rule
 - ii. Utility Allowance Methodology
 - c. MAP Guide / Project Development
 - d. MOR Proposed Rule and Vacancy Payments
 - e. Section 8 Renewal Guide
 - C. Fair Housing Issues
 - a. Affirmative Fair Housing Marketing Plan
 - b. Violence Against Women Act (VAWA) implementation
 - c. Disparate Impact
 - d. Recommendations for Preventing Abuse of Reasonable Accommodation Policies & Need for Further Guidance on:
 - i. Live-In-Aides
 - ii. Emotional Assistance Animals
 - D. Senior Housing Issues
 - a. Proposed Rule for Section 202, Section 811 and the Service Coordinator Program
 - i. E-PRAC status
 - b. Service Coordination Subcommittee
 - E. TRACS and Contract Administration Issues
 - a. Status of PBCA Program
 - b. Proposed Rule on Management and Occupancy Reviews and Vacancy Payments
 - c. TRACS 202(d)
 - d. Repayment agreements and EIV
 - F. Tax Credit Committee Issues
 - a. 9% and 4% LIHTC Minimum Credit Rates
 - b. Status of LIHTC in Tax Reform
 - G. Rural Issues
 - a. Section 521 Rural Rental Assistance Contract Short-funding

- b. Proposed Changes to Management Fee
- c. Violence Against Women Act
- d. Jull, 2014 UL re: Prepayment Incentives Processing Guidance
 - i. Does this UL provide adequate incentives?
- e. Section 5151 Maturing Mortgages
- f.
- g. Preservation
 - i. Reinstate prepayment prevention incentives and support preservation policies that encourage third party funders and equity providers.
 - ii. New Real Estate Assessment Tool
 - iii. Transfer Preliminary Assessment Tool
- h. Rental Policy Working Group Harmonization
 - i. Support RD in a faster effort to get nationwide implementation of a one supervisory visit per project policy.

H. Update from Strategic Advocacy Goals Task Force

- a. Mission:
 - Determine coalitions that can reach beyond the affordable housing industry to achieve common ends by Jan. 2014-2016; and
 - Redefine the meaning of affordable housing to include “workforce housing” and determine what NAHMA can offer that sector as customers by Jan. 2013-2016.
 - Identify underserved and “vulnerable” industry members and organizations that are potential members or customers and evaluate how NAHMA can serve them by Jan. 2014-2016.
- b. Progress to date

I. Other Emerging Issues

4. Old Business

5. Adjourn