



NAHMA Policy Platform – Fall 2018

- **Invest in Affordable Housing and Community Development Programs**

Thanks to leaders in Congress for funding affordable housing at increased levels in fiscal year 2018 – to make up for lost ground, let’s keep up the momentum for fiscal year 2019:

- **Prevent** stop gap funding bills (Continuing Resolutions) that create uncertainty and are harmful to communities and industry in affordable housing
- **Enact** robust, full-year funding bills to allow HUD and USDA to continue investing in project-based and tenant-based Section 8, Section 202, Section 811, HOME, Housing Trust Fund, Community Development Block Grants, and Rural Rental Assistance programs (refer to NAHMA factsheet for specific \$\$ numbers)
- **Support** the Rental Assistance Demonstration (RAD) program to provide aging projects with access to capital and ensure the preservation of the affordable portfolio as a platform for support and success

- **Strengthen the Low-Income Housing Tax Credit (LIHTC) Program**

The LIHTC is critical for both industry and community – thanks to leaders in Congress for enacting the credit allocation expansion and authorizing income-averaging. Let’s keep protecting and strengthening the LIHTC:

- **Support** the “Affordable Housing Credit Improvement Act” (H.R. 1661 and S. 548)
- **Enact** enhancing provisions, such as a permanent 4% credit rate and further credit expansion

- **Preserve the Rural Affordable Housing Portfolio**

Rural communities are the backbone of our country; meeting the housing needs of our rural populations becomes more urgent as cost-burdens increase and the affordable portfolio matures:

- **Ensure** the preservation and expansion of USDA-RHS affordable rental housing in rural communities by supporting the “Rural Housing Preservation Act” (S. 2574).
- **Promote** solutions to address the maturing mortgage crisis and the meet the portfolio’s capital needs

- **Prepare for Disaster Recovery and Sustainable Mitigation**

Recent hurricane and wildfire seasons devastated many of our most vulnerable communities. As the lead agency for long-term recovery, HUD needs the tools mitigate and recover from displacement:

- **Provide** HUD with effective tools for disaster preparation and recovery that allow for rapidly rehousing displaced families, adjusting operating costs in affected areas, and mitigating risk for the long-term

- **Meet the Needs of the Growing Senior Population**

As baby boomers age, the U.S. will see an unprecedented increase in low-income elderly households. We need innovative solutions to meet the housing and services needs of our growing senior population:

- **Expand** accessible and affordable housing options, such as new construction in the HUD 202 program
- **Innovate** senior housing through service-enriched models and age-appropriate home modifications