NAHMA Policy Platform – August 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:

  o **Prevent** full-year stop gap funding (Continuing Resolutions) that are harmful to communities and industry in affordable housing

  o **Enact** robust full-year funding bills to allow HUD and USDA to continue investing in project-based and tenant-based Section 8, Section 202, and Section 811, HOME, Housing Trust Fund, and Rural Rental Assistance programs (refer to NAHMA factsheet for specific $$ numbers)

  o **Support** the Rental Assistance Demonstration (RAD) program, providing aging projects with access to capital and ensuring the preservation of the affordable portfolio as a platform for 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:

  o **Support** the "Affordable Housing Credit Improvement Act" (H.R. 1661 and S. 548)

  o **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:

  o **Ensure** the preservation and expansion of USDA-RHS affordable rental housing in rural communities by supporting the "Rural Housing Preservation Act" (S. 2574).

  o **Promote** solutions to address the maturing mortgage crisis and the meet the portfolio's capital needs

- **Prepare for Disaster Mitigation and Long-Term Recovery**
The 2018 hurricane and wildfire season devastated many of our most vulnerable communities. As the lead agency for long-term recovery, HUD needs the tools mitigate and recover from displacement:

  o **Provide** HUD with effective tools for disaster preparation and recovery, like mobile vouchers, rapid rehousing, vacancy data-basing, mitigation grants, and real-time operating cost adjustments

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

  o **Expand** accessible and affordable housing options, such as new construction in the HUD 202 program

  o **Innovate** senior housing through service-enriched models and age-appropriate home modifications