



NAHMA Legislative Platform – 2019

EXPAND SUPPORT INVEST

FUNDING: Renew Funding for 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** shutdowns and stop gap funding bills (Continuing Resolutions) that create uncertainty and destabilize communities by not fully funding affordable housing programs
- **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, the Rental Assistance Demonstration (RAD) program, as well as USDA's rural housing programs (refer to NAHMA factsheet for specific \$\$ numbers)

HOUSING CREDIT: 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" to enact enhancing provisions, such as a permanent 4% credit rate and further credit expansion

AFFORDABILITY: Address Critical Housing Shortages for Seniors and Rural Communities

Meeting the housing needs of our rural and senior communities becomes more urgent as cost-burdens increase, baby-boomers age, and the affordable housing portfolio matures:

- **Ensure** the preservation and expansion of rural housing programs by fully funding USDA's Rural Affordable Housing Programs
- **Promote** solutions to address maturing mortgages and meet the rural portfolio's capital needs
- **Expand** accessible and affordable housing options for seniors, such as new construction in the HUD 202 (Housing for the Elderly) and 811 (Housing for Persons with Disabilities) programs
- **Innovate** senior housing through service-enriched models, service coordinator grants, and funding for age-appropriate home modifications