

Sample Hill Visit Talking Points – March 2019

1. Introductions

- Thank the staff members for their time and offer to exchange business cards
- Introduce yourself personally: Highlight any connections to the legislator’s state or district
- Introduce yourself professionally: What brings you to the Hill? What does affordable housing property management consist of and why is it important for the state / district?

2. Background Info

- What affordable housing programs are you involved in? (HCV, PBRA, LIHTC, Rural, etc.)
- How many units do you have and where? Whom do they serve?
- What impact does affordable housing management have in your area, and what challenges do you face?

3. Program Needs / Ask

- **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 and 2019 – to make up for lost ground, let’s keep up the momentum for fiscal year 2020:

- **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 for HUD and USDA affordable housing programs

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

The LIHTC is critical for both industry and community – 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

- **Address Critical Affordable 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
- **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

4. Next Steps / Follow-Up Items

- Make a follow-up plan, like sending additional information about your discussion; letting the staff know the next time you are in town; or inviting the legislator for a property tour
- Send a quick thank you email following your visit and stay in touch with the staff
- Fill out NAHMA’s “Share your Advocacy Story” form or email us to help us coordinate national outreach efforts

House and Senate buildings sit on opposite sides of the Capitol building

Map of House and Senate office buildings

Capitol South Metro
Federal Center Metro

Union Station Metro
(to right of map)

