

# **NAHMA**analysis

NATIONAL AFFORDABLE HOUSING MANAGEMENT ASSOCIATION

**Ensuring NAHMA Members Receive the Latest News and Analysis of  
Breaking Issues in Affordable Housing**

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**Choice in Affordable Housing Act  
(Choice Act)**

Dec. 21, 2023

# Choice in Affordable Housing Act (Choice Act)

([S.32](#)/[H.R.4606](#))

## Bill Sponsor(s)

Rep. Emanuel Cleaver ([D-MO](#)) and Rep. Lori Chavez-DeRemer ([R-OR](#));  
Sen. Chris Coons ([D-DE](#)) and Sen. Kevin Cramer ([R-ND](#))

## Cosponsors

Senate: 5 total cosponsors ([3 Rs](#), [2 Ds](#))  
House: none

## Background

Landlord participation is essential to the success of the HCV program. Yet payment standards, administrative burden, & misperceptions of the HCV program can cause uncertainty and deter owners from participating in the HCV program.

## Key Provisions

- Creates a \$500 million fund to encourage landlords to participate in rental assistance programs and lower affordability hurdles facing potential tenants.
- Reduces inspection delays by allowing units in buildings financed by other federal housing programs to meet the voucher inspection if the unit has been inspected in the past year; **new landlords could also request a pre-inspection (good up to 60 days).**
- Expands Small Area Fair Market Rents (SAFMR).
- Reforms and modernizes annual evaluation of PHAs to include ways to promote more positive interactions with landlords and support voucher families who want access to neighborhoods with greater opportunity.
- Bipartisan Bill with Cross-Industry Support.

## Status and Outlook

NAHMA strongly supports the passage of the **Choice Act**. This is the major affordable housing legislation to address housing demand. Passage of the Choice Act centers on whether Congress will do housing-related legislation during its term. Currently, the prospect for final passage does faces significant political barriers. NAHMA members can find additional information in the press releases for the [Representatives](#) and [Senators](#), respectively. **Please ask your lawmakers to support the passage of Choice Act!!!**