

A word cloud of various terms related to housing policy and legislation. The words are arranged in a roughly triangular shape, with 'nspire' at the top and 'preservation' at the bottom. The words are in different colors: blue, green, red, and purple.

nspire
hotma lihtc bill
congress hearings rhs
rights green
funding blueprint
tenant
mors legislation investment
insurance ahcia hud
preservation

NAHMA Joint Policy Committees Discussion

**OCT 24, 2023
1:30-2:45 P.M.**

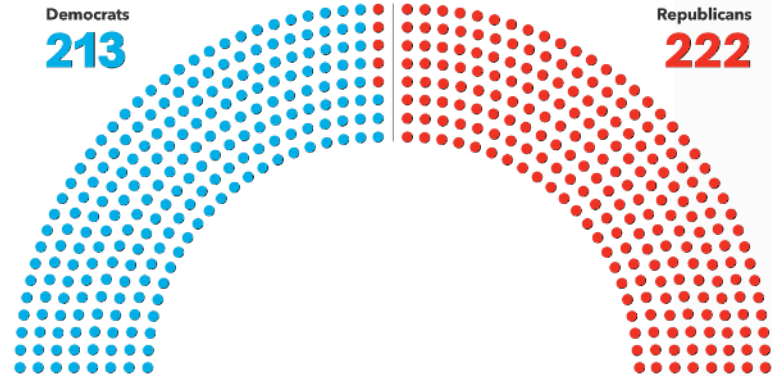
Federal Affairs

Biden-Harris Administration Housing Priorities

- [Blueprint for a Renters Bill of Rights](#) (agency updates under other relevant committees)
- [Housing Supply Action Plan](#)
- **Inflation Reduction Act Implementation (Dept. of Energy, Treasury, HUD, EPA)**
 - [FACT SHEET](#): Biden-Harris Administration Takes Action to Cut Energy Bills, Housing Costs and Climate Pollution
 - HUD [Funding Navigator Tool](#) (Find Funding Opportunities)
 - [Climate Resources for Housing Supply Framework](#)
 - HUD [Green and Resilient Retrofit Program](#) ****Conference Session on Thursday****
 - Better Climate Challenge - Multifamily ([Factsheet](#) and [Website](#)); ****MF Team will be presenting Nov. 15 NAHMA Monthly Member Call****
- **Bipartisan Infrastructure Law ([Broadband/Closing Digital Divide](#))**
 - HUD [Announces Expansion of the ConnectHomeUSA Initiative](#) to Bridge the Digital Divide for HUD-Assisted Families
 - [HUD and FCC Partner to Promote Affordable Internet Access for Low-Income Communities](#)
- **American Rescue Plan ([ERAP](#) & [State and Local Fiscal Recovery Funds](#))**
 - [FACT SHEET](#): New Treasury Department Data Illustrates How American Rescue Plan Resources Are Expanding Access to Affordable Housing and Keeping Families in their Homes
 - [PLAYBOOK](#): Treasury Recovery Programs Supporting Housing Stability and Supply

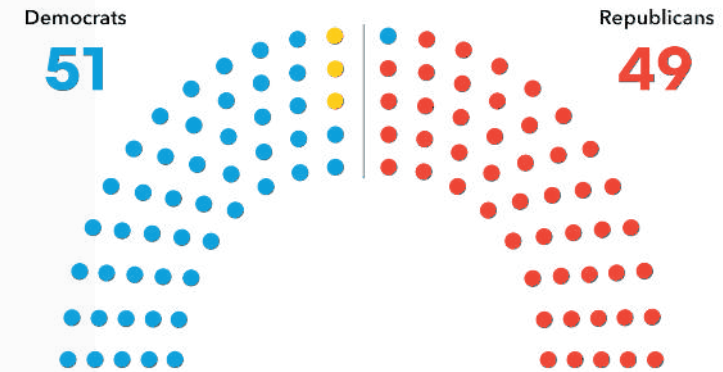
Congress – Divided Government & Uncertainty

House Balance of Power



Bloomberg Government

Senate Balance of Power



Yellow indicates independents who caucus with Democrats. Bloomberg Government

- **Legislative Outlook:** Unclear/Stalled

- U.S. House of Representatives, Infighting between House Majority (Rs) on electing new House Speaker
- **Concern:** FY24 full-year funding bill needed before automatic cuts begin in early 2024; a more urgent matter is that current funding only runs until Nov. 17th
 - Both Senate and White House will act on international matters with domestic funding likely tied to it.
 - For housing and rental assistance programs: Proposed Senate funding bills are preferred option, sticks to Bipartisan Fiscal Responsibility Act. House bills do not, thus the uncertainty.
- Focus remains on Bipartisan Legislation
 - [Housing Affordability Coalition Letter Calling for Bipartisan Solutions](#) (May 2023)

Industry Insurance Challenges and Concerns

Senate Hearing (Sept. 7th)

- U.S. Senate Committee on Banking, Housing, and Urban Affairs held a hearing titled “[Perspectives on Challenges in the Property Insurance Market and the Impact on Consumers](#).” The witnesses testifying included: Douglas Heller, Director of Insurance of the Consumer Federation of America (CFA); Michelle Norris, EVP of External Affairs and Strategic Partnerships for National Church Residences; and Jerry Theodorou, Policy Director, Finance, Insurance and Trade for the R Street Institute

House Hearing (Oct. 24, 2pm EST)

- [The Factors Influencing the High Cost of Insurance for Consumers](#)
- House Finance Service Committee, Subcommittee on Housing and Insurance
- This hearing will focus on the status of our domestic insurance markets, particularly recent developments that have led to higher costs and lower availability for property and casualty insurance. Topics to be covered will include the overall high cost of insurance, current challenges in individual state markets, and the impact of federal and international regulatory developments. The Committee will explore these dynamics and their impact on consumers

Industry Surveys

- The survey, [Increased Insurance Costs for Affordable Housing Providers](#), conducted by ndp analytics and commissioned by the National Leased Housing Association (NLHA), finds “rental businesses are facing much higher premiums—nearly one in every three policies had rate increases of 25% or more.” This aligns with other recent [research](#) released earlier this year by the National Multifamily Housing Council (NMHC) that found a staggering 26% of property insurance costs increased over the past year. Thanks to NAHMA Members for participating.

Regulatory Affairs

- **HOTMA Implementation**
 - HUD-MFH [Resource Page](#); HUD-PIH [Resource Page](#)
- **NSPIRE Implementation – [website](#)**
 - PBRA programs “All-go” began Oct. 1
 - Oct.2024 - Compliance Date Extension for Voucher Programs (HCVs, PBVs) and CPD Programs (HOME, HTF, etc.)
- **Member Concerns with MORs happening within six months or less of taking on troubled properties**
 - May - Letter sent to HUD MF & June - Meeting with HUD MF leadership
 - Awaiting HUD Guidance/Response
- HUD Announces [National Lead Poisoning Prevention Week 2023](#) (Oct. 22-28)
- Multifamily Disaster Preparedness Plan [Template](#)
- **Advisory Council on Historic Preservation (ACHP) seek public comment on a Draft Policy Statement on Housing and Historic Preservation**
 - ACHP specifically seeks public comment from housing providers on experiences and challenges faced in historic preservation reviews. Comment instructions are at this [link](#) and must be submitted in writing by 5 p.m. on November 11, 2023, by emailing housing@achp.gov. If members want to share feedback with NAHMA for a consolidated industry response, please submit comments to me by Wednesday, Nov. 8th.
- **HAP Bifurcation Notice** (Member concern HUD maybe implement parts, despite notice still in review)

Regulatory Affairs

- [RAD Supplemental Notice 4B](#) Published
- Agencies Publish Guidance on Ensuring fair tenant screening practices:
 - [HUD PIH](#),
 - [USDA-RD](#) (Rural Housing), and
 - three independent agencies: [Consumer Financial Protection Bureau](#) (CFPB), [Federal Trade Commission](#) (FTC) and [Federal Housing Financing Agency](#) (FHFA)
- FTC Announces FTC Proposes Rule to Ban Junk Fees
 - [Proposed rule](#) would prohibit hidden and falsely advertised fees
- Davis Bacon Final Rule becomes effective on October 23, 2023
 - [More Information](#)
- Updated Public and Assisted Housing [Guidance for Treatment of Solar Programs](#)
- New Member Concerns?

Senior Housing

- **Section 811 Capital Advance and Project Rental Assistance Contract NOFOs [Published](#)**
 - \$212 Million in Funding Available
 - Applications must be **submitted by February 8, 2024**
- HUD [announced](#) over \$160 Million Awarded for the Section 202 Program; Congrats to NAHMA Members that received awards.
- American Association of Service Coordinators (AASC) shared their [2023 Service Coordinator Salary Survey Results](#)
- **Are members still have Service Coordinator Funding Delays?**

Fair Housing

- HUD Clarifies Civil Rights Protections Against [Housing Discrimination on the Basis of Shared Ancestry or Ethnic Characteristics](#)
- [Advance Notice of Proposed Rulemaking](#) seeking public comment on proposed changes to the **Section 504** regulation (July)
 - Awaiting Proposed Rule
- HUD [Outlines its Action Plan](#) to Remove Unnecessary Barriers to Housing for People with Criminal Records
 - Awaiting Guidance

Tax Credit

- Member have expressed concerns about HOTMA and NSPIRE
- HUD Publishes [Data on 2021 Housing Credit Tenant Characteristics](#)
 - [NCSHA Blog Post](#) and [NOVOGRADAC Post](#) (analysis of trends)
- ACTION Campaign Launches Affordable Housing Credit Improvement Act (AHCIA) [Explainer](#)
[Video Series](#)
- New Member Updates?

Rural Housing

- Multifamily Housing Preliminary Assessment Tool (PAT) [Version 8.3.1 Release](#)
- Rural Housing Service (RHS) Announces Guidance for Multifamily Housing (MFH) Program Processing of Insurance Claim Proceeds
- [2023 Income Limits](#) for Rural Development's Multi-Family Housing Programs
- Section 538 Guaranteed Rural Rental Housing Program [Handbook Revisions](#)
- Listening Sessions on Decoupling as a Preservation Tool for the Multifamily Housing Portfolio