NATIONAL AFFORDABLE HOUSING MANAGEMENT ASSOCIATION

NAHMANews

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PROTECTING THE INTERESTS OF AFFORDABLE HOUSING PROPERTY MANAGERS AND OWNERS

IN THIS ISSUE

HUD on DOGE's Downsizing List

Since taking office, the Trump administration has instituted sweeping cuts to the federal workforce, in some cases virtually shuttering entire agencies. The Department of Housing and Urban Development (HUD) has been impacted by the downsizing, with reports indicating the department is set to cut nearly 50% of its workforce.

In addition to the drastic staff cuts, the administration has halted the flow of funds related to HUD's Green and Resilient Retrofit Program (GRRP), fair housing advocacy and other contracts. On March 14, the president issued an executive order that would reduce activities of the U.S. Interagency Council on Homelessness and the Community Development Financial Institutions (CDFI) Fund "to the minimum presence and function required by law."

These developments have significant implications for the affordable housing industry, particularly for NAHMA members navigating an evolving regulatory landscape.

PROPOSED CUTS

According to *Bloomberg Law and HousingWire,* HUD is preparing to dismiss about half its 9,600 employees. The cuts specifically target roles in civil rights enforcement, housing market data compilation, and disaster recovery—functions critical to maintaining community stability and ensuring equitable housing practices. The Federal

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Congress Funds Government Through September

CONGRESS PASSED A CONTINUING RESOLUTION, or CR, hours before the government shutdown on March 14, and President Donald Trump signed the measure the following day. The CR keeps the government open through September.

The Senate approved the legislation on March 14 in a 54-46 party-line vote, with 10 members of the Senate Democratic caucus voting for the measure. The Republican-controlled House voted 217-213 to pass the bill on March 11.

The bill reduces non-defense funding by $13 billion while increasing defense spending by about $6 billion over last year's levels. These increases include funding for deportations, veterans' health care, and military operations. Of interest to NAHMA members, the bill contains several important funding provisions:

- $32.04 billion for Section 8 tenant-based rental assistance, with $32.15 billion, including previous appropriations, allocated for voucher renewals
- $16.49 billion for HUD Project-Based Rental Assistance
- $931 million for housing for the elderly
- $257 million for housing for people with disabilities

NAHMA will be releasing a *NAHMAnalysis* of the bill.

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QUERIES: Letters to the Editor and other queries should be sent to Jennifer Jones at the address above.

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BY KRIS COOK, CAE

Keep the Conversation Going

IN MARCH, WE WRAPPED UP A successful meeting in Washington, D.C. The gathering allowed attendees to discuss the latest news regarding affordable housing from the Housing and Urban Development and Agriculture departments and more.

But on a human level, the meeting allows members to reconnect with colleagues from all over the country and have meaningful conversations, ask advice of a trusted friend, or brainstorm potential solutions to shared issues.

Now is your chance to keep the conversations going on the NAHMA Leaders Talk Trends real-time community forum where members can interact, pose questions, and share information.

To access the new Trends for the first time:

- Visit the NAHMA website and click on the Trends Forum in the main menu bar
- Click on the "Enter Trends Forum" button and enter your NAHMA members-only website login
- Follow the prompts to create a personal login unique to you to participate in the Trends online community discussions and save the Trends website to your device to skip the NAHMA website redirect in the future
- Save your Trends login; NAHMA cannot reset your unique personal Trends password.

Each NAHMA committee is set up as a Category. Every committee has been asked to post at least one month a year to help get the conversations started. Additionally, NAHMA members can post under the categories that interest them and add tags to their posts to make it easier for participants to find the topics that are important to them. You do not have to be a member of that committee to post in that category. The categories are just a way to organize online conversations easily.

The format will be familiar to anyone who uses social media. You can use emojis and reply to or link to posts. You can also flag, edit or bookmark posts. There are also opportunities to interact with fellow posters and set notification preferences.

Click the "+ New Topic" button in the top right corner to get the conversion going. From there, create a title for your post. You can select a specific committee from the dropdown or post under General. You can also create an optional tag or use an existing tag to make your post easier for users to find. Tags are saved as one word, so you can use hyphens to link words or delete spaces between words. Then, type your post or share a link and select the "+ Create Topic" button to complete the post.

Under the General category, users will find Join the Conversation helpful tips, Terms of Service, and FAQ/Guidelines. **NN**

Every committee has been asked to post at least one month a year to help get the conversations started.

Kris Cook, CAE, is chief executive officer of NAHMA.

Housing Administration (FHA), which underpins mortgage insurance programs and Project-Based Rental Assistance (PBRA), is expected not to receive deep reductions. This move is part of an administration-wide initiative spearheaded by the Department of Government Efficiency (DOGE), aimed at shrinking the federal workforce by eliminating positions deemed nonessential or not mandated by law. The new leadership under HUD Secretary Scott Turner has signaled intentions to streamline operations and potentially recalibrate the department's priorities toward core housing policy goals.

According to an article in *Politico,* DOGE aides have initiated regular meetings with HUD officials to scrutinize the agency's budget and operations, targeting a reported $260 million in cuts and aiming to see not only a 50% reduction in overall staff but also the closing of nearly half of HUD's field offices.

The reporting underscores that while some offices, like FHA, might be insulated from these cuts, other critical areas are under threat. HUD Offices, such as Policy Development and Research (PD&R), Community Planning and Development (CPD), and Fair Housing and Equal Opportunity (FHEO), are predicted to experience staff reductions as drastic as 75%. Significant cuts are also anticipated to programs addressing lead hazard control and healthy homes, the Office of General Counsel (OGC), and the Office of Public and Indian Housing (PIH). DOGE's actions at HUD signal a reshaping of housing policy, with immediate impacts and long-term implications for affordable housing initiatives.

LETTERS IN OPPOSITION

National stakeholders drafted a letter to Congressional leaders expressing opposition to DOGE's efforts to drastically cut HUD staffing and programs.

"We, the undersigned national, state, and local organizations, write to oppose efforts by Elon Musk and the Department of Government Efficiency (DOGE) to terminate at least half of all employees at the U.S. Department of Housing and Urban Development (HUD). This is a catastrophic staffing cut to an agency that has struggled with a severe staffing shortage for many years. Without adequate staffing at HUD, states and communities will face new barriers to accessing the critical federal resources they need to pay the rent, build affordable housing, address homelessness, recover from disasters, revitalize distressed communities, promote homeownership, enforce fair housing laws, and more. Rather than improving efficiency, such drastic staffing cuts at HUD will cause significant, harmful, and costly delays and will worsen America's affordable housing and homelessness crisis, as well as its significant disaster recovery needs," the letter said.

The letter said HUD's programs "play a critical role in helping low- and moderate-income people in urban, suburban, rural, and Tribal communities thrive. These programs benefit millions of people each year, including people of color, seniors, people with disabilities, families with children, veterans, women, survivors of domestic violence, first-time homebuyers, and others."

Without adequate staffing at HUD, states and communities will face new barriers to accessing the critical federal resources they need to pay the rent, build affordable housing, address homelessness, recover from disasters, revitalize distressed communities, promote homeownership, enforce fair housing laws, and more. Rather than improving efficiency, such drastic staffing cuts at HUD will cause significant, harmful, and costly delays and will worsen America's affordable housing and homelessness crisis, as well as its significant disaster recovery needs.

The stakeholders' letter said improvements to federal programs can be made, but "drastic cuts to HUD staff will not ensure these investments better serve people and communities."

In contrast, the letter said without adequate staff to oversee and administer the programs, communities and households nationwide will face delays and challenges in accessing congressional-approved resources.

According to the letter, "As a direct consequence of the proposed staffing cuts, homeless shelters will close their doors, communities will stop construction on housing and community centers, households receiving rental assistance will face immediate rent increases and evictions, fair housing organizations cannot assist victims of discrimination, and communities, families, and small businesses impacted by disasters will be unable to rebuild.

Local organizations that rely on federal funding to serve their communities may be forced to lay off staff or stop operations, and potential homebuyers may be locked out of the market."

In the meantime, two senators, Jack Reed (D-RI) and Mike Rounds (R-SD), have sent a letter to Secretary Turner urging all HUD field offices to remain open.

"Recent reports indicate that HUD is considering closing nearly two-thirds of state field offices—significantly reducing HUD's local presence across the country. These reports follow last month's announcement that HUD was terminating all Office of Field Policy and Management employees at the GS-13 level and below, many of whom staff field offices, as well as reports that HUD will reduce its overall workforce by half.

"As local partners embedded in communities across every state, HUD field offices provide one-on-one guidance to HUD-funded housing providers as they implement programs and navigate administrative challenges. Field offices also provide individual assistance to households and help make sure HUD dollars are used as intended, delivering essential services to vulnerable Americans. Collectively, this direct work with HUD providers and beneficiaries keeps Americans housed while providing critical oversight to HUD programs to safeguard federal dollars from waste, fraud, or abuse," the letter said.

The senators argue that state offices have insights into local housing conditions and markets, making them an important resource for communities and housing providers and helping them efficiently implement HUD funding while working to address local housing challenges.

The letter concludes, "Preserving HUD's footprint in every state is fundamental to responsible, effective governance. State field offices provide vital services both to our constituents and the federal government, and we urge you to make certain that HUD retains a local field office footprint in every state."

In addition, Sens. Mark Warner (D-VA) and Mike Crapo (R-ID), co-chairs of the Senate Community Development Finance Caucus, issued the following statement on March 16, regarding the executive order to significantly the CDFI Fund: "When the CDFI Fund was developed 30 years ago, it was created in the form of a private-public partnership to promote access to capital in our most underserved urban and rural communities.

"Since 1994, the CDFI sector has grown to over 1400 institutions, located in every state and territory in the nation—and leveraging at least $8 in private sector investment for every $1 in public funding received. "As co-chairs of the Community Development Finance Caucus, a group which has grown to 28 members, 14 Democrats and 14 Republicans, we are proud to reaffirm our bipartisan commitment to support the CDFI Fund's mission." On March 17, Rep. Maxine Waters (D-CA), ranking member on the House Financial Services Committee and Sen. Elizabeth Warren (D-MA), ranking member on the Senate Committee on Banking, Housing, and Urban Affairs Committee, were joined by 106 congressional Democrats in sending a letter to HUD Secretary Turner demanding answers regarding recent actions taken by the Trump administration to limit enforcement of the Fair Housing Act of 1968 and other housing-related civil rights laws. **NN**

BY LARRY KEYS

Housing In Focus: Congressional Hearings, Nominations and Confirmation

EXAMINING HOUSING AFFORDABILITY CRISIS

During a March 12 hearing, the Senate Committee on Banking, Housing, and Urban Affairs addressed America's growing housing affordability crisis through testimony highlighting regulatory barriers and potential bipartisan solutions.

Committee Chairman Tim Scott (R-SC) opened the hearing by sharing his personal connection to housing insecurity, saying that housing "is not just about having that roof over your head. It's really about the opportunity to build a better future." Scott highlighted alarming statistics, including a 150% increase in mortgage rates during the Biden administration and an 18% rise in homelessness in just 12 months.

Dallas Mayor Eric Johnson offered a local government perspective, identifying two key misconceptions hampering progress: "The first misconception is that housing affordability is the primary driver of chronic homelessness," whereas most chronically homeless individuals struggle with mental illness and addiction. Second, he emphasized that housing is fundamentally market-driven, saying, "The most effective way to bring down housing prices is to encourage the private sector to increase homebuilding."

Harvard economist Dr. Edward Glaeser presented evidence showing America's housing crisis as "a deep self-inflicted wound" caused primarily by restrictive land-use regulations. He demonstrated that areas with higher regulation consistently have higher housing costs, stressing that "the places that provide the greatest economic prospects for poor children make it hardest to build."

Renee Willis from the National Low Income Housing Coalition emphasized the nationwide shortage of 7.1 million rental homes affordable to extremely low-income households. She advocated for comprehensive federal solutions, including universal rental assistance and stronger renter protections.

The hearing revealed bipartisan interest in regulatory reform. Sen. Elizabeth Warren (D-MA) highlighted her American Housing and Economic Mobility Act, while Sen. Katie Britt (R-AL) discussed Alabama's successful fortified roof program that incentivizes strong homebuilding without imposing excessive regulations.

In closing remarks, Chairman Scott expressed optimism about bipartisan collaboration, "Housing should not be a partisan issue. It's just about people realizing their version of the American dream, plain and simple."

SPOTLIGHTING HOUSING SUPPLY CRISIS

The House Financial Services Subcommittee on Housing and Insurance held a hearing on March 4, examining the severe housing supply shortage that has contributed to escalating home prices across America. The hearing, "Building Our Future: Increasing Housing Supply in America," brought together experts to discuss the estimated 3.85 million to 5 million unit housing gap nationwide.

Subcommittee Chairman Mike Flood (R-NE) opened by citing National Association of Realtors data showing median existing home prices in 2024 were up 69% since 1995 when adjusted for inflation. "The reason for high housing costs is simple," Flood said. "We are not building enough homes to meet demand."

Witnesses highlighted multiple factors constraining housing production. Paul Compton, former HUD general counsel, testified that over-regulation at state and local levels has significantly driven up housing costs through land-use restrictions and regulatory compliance. Dr. Emily Hamilton from the Mercatus Center emphasized that outdated land-use regulations artificially restrict housing supply, citing Houston's success in reducing required land per home by two-thirds.

Buddy Hughes, National Association of Home Builders chairman, identified "the five L's" impeding housing construction: lending, lots, labor, lumber, and laws. He said that approximately 77% of U.S. households cannot afford a median-priced new single-family home, with government regulations accounting for nearly 25% of construction costs.

Local solutions were presented by Tara Vasicek, city administrator for Columbus, Neb., who detailed how her community removed regulatory barriers, streamlined permitting, and directly invested in housing development using tax increment financing.

Nikitra Bailey of the National Fair Housing Alliance stressed the importance of fair housing enforcement, particularly as housing discrimination complaints reached record highs in 2023. She advocated for fully enforcing the Affirmatively Furthering Fair Housing provision and implementing down payment assistance programs.

The hearing reflected bipartisan concern about housing affordability even as members disagreed on specific solutions and priorities going forward.

HUD LEADERSHIP VACANCIES

In a move to strengthen his administration's housing policy team, President Donald

Trump has nominated two key officials to fill leadership positions at HUD.

Andrew Hughes has been nominated to serve as deputy secretary of HUD, the second-highest position at the department. Hughes previously worked at HUD during President Trump's first term under former HUD Secretary Ben Carson. He currently serves as chief of staff to current HUD Secretary Scott Turner, making him well-positioned to transition into this expanded leadership role.

Senate Banking Committee Chairman Tim Scott strongly supported Hughes' nomination, saying, "Andrew Hughes has been a critical advisor in implementing President Trump's housing agenda and helping more Americans achieve the American Dream of homeownership." Chairman Scott added that he was confident Hughes would "continue his efforts to reform failed federal housing policies, increase accountability, and make housing more affordable for all Americans."

Additionally, David Woll has been nominated to serve as HUD's general counsel. Woll is currently the deputy principal assistant secretary for community planning and development at HUD. Like Hughes, Woll also served at HUD during President Trump's first term, providing continuity to the leadership team.

The nominations follow the recent Senate confirmation of Bill Pulte as director of the Federal Housing Finance Agency (FHFA). With a 56-43 vote, Pulte now oversees mortgage giants Fannie Mae and Freddie Mac, which have been under government conservatorship for over 16 years and support approximately half of the residential mortgage market.

The appointments signal the administration's focus on housing policy as affordability concerns continue affecting Americans nationwide. **NN**

Larry Keys Jr. is vice president of government affairs for NAHMA.

Industry Requests Clarifications On HERA

NAHMA JOINED WITH INDUSTRY partners to send a letter to the Department of Treasury to request clarification on income and rent limits relating to the Housing and Economic Recovery Act of 2008 (HERA).

Since 1986, Low-Income Housing Tax Credit (LIHTC) and tax-exempt bond properties under Internal Revenue Code (IRC) sections 42 and 142 have determined their income limits from HUD Section 8 income limits. However, in 2009, to accommodate adjustments to the Section 8 income limits required by HERA, HUD published income limits for sections 42 and 142 separately from Section 8, called Multifamily Tax Subsidy Projects (MTSP), and includes both the Section 8 income limits and the HERA Special income limits. LIHTC and tax-exempt bond properties under IRC sections 42 and 142 still use Section 8 income limits as their baseline. Still, HUD publishes the MTSP income limits to accommodate the HERA adjustments. The two adjustments from HERA are:

1. HERA Special adjustment for counties with no income decrease in 2007 or 2008 due to HUD's hold harmless policy

2. HERA Hold Harmless provision to prevent income limits from decreasing

"The IRS has not issued any formal guidance as to how these two policies should be implemented. As more projects are reaching year 15 and income limits are increasingly volatile, the industry has critical questions about how the hold harmless, and HERA Special limits should be applied," the letter said.

The letter discusses three technical issues.

Technical Issue 1: HERA Hold Harmless Definition of "Determined" for When Hold Harmless Should Begin

According to the letter, Section 3009(a) of HERA established a hold harmless policy for tax credit and tax-exempt bond projects by amending IRC Section 142(d)(2)(E)(i) to read "Any determination of area median gross income under subparagraph (B) with respect to any project for any calendar year after 2008 shall not be less than the area median gross income determined under such subparagraph with respect to such project for the calendar year preceding the calendar year for which such determination is made."

Informally, the May 2009 LIHC Newsletter indicated that the hold harmless period should begin once a project is placed in service because that is when income and rent limits are first determined. The letter said this interpretation contradicts formal guidance regarding the gross rent floor election under Revenue Procedure 94-57. In Revenue Procedure 94-57, a gross rent floor by default applies to a project at allocation and, by election, can be effective as of the placed-in-service date.

"The rent limits under IRC Section 42(g) are calculated on the area median gross income for the project. Therefore, Revenue Procedure 94-57 implies that the area median gross income has been determined for a project no later than the date a state agency allocates credits to a project or a credit determination letter for projects described under 42(h)(4)(B).

"We request the IRS issue formal guidance to clarify when the hold harmless starts for LIHTC projects that conforms to existing guidance," the letter said.

Technical Issue 2: What Happens To Hold Harmless and HERA Special Incomes When Projects Are Resyndicated

Section 3009(a) of HERA established a special income calculation for tax credit and tax-exempt bond projects by amending IRC Section 142(d)(2)(E)(ii), (iii), and (iv).

According to the letter, again, no formal guidance has been issued on this topic. Informally, the May 2009 LIHC Newsletter stated that "if you (or a subsequent owner) receive a new allocation of credit and begin a new credit period sometime in the future, you would use the normal MTSP income limits since you did not rely upon HUD's income limits in either 2007 or 2008."

"This answer does not align with the facts of the situation in resyndication and is harmful to preserving existing affordable housing as affordable," according to the letter.

In most resyndications, the owner is still subject to the extended use agreement and in hold harmless, or HERA Special areas will have tenants that were qualified under the HERA Special and Hold Harmless income limits who are paying rents under calculated using HERA Special and Hold Harmless Income limits. Therefore, the project relied on the income limits.

In addition, if the income limits reset, it would appear to violate the hold harmless rule under IRC Section 142(d)(2)(E)(i) since the HERA Special income limit was determined for the project in the prior year. The argument that the income was not determined for the project before resyndication does not make sense, the letter said.

In addition, it is unclear why a resyndication would be treated differently than any other financing change on a project. If a project were to obtain additional non-LIHTC funds to rehab a project, the income limits would not reset, and if a project is sold, the income limits would not reset.

The rule creates a disparate treatment of projects that undergo a LIHTC resyndication, and it is the only transfer that results in a resetting of the income limits.

Technical Issue 3: Hold Harmless for Rural Projects

Section 3004 of HERA created IRC Section 42(i)(8), which allows rural tax credit projects to use the greater of the Area Median Gross Income (AMGI) or the national non-metro median income for purposes of determining the applicable rent and income limit.

The letter said IRC Section 42(i)(8) does not specify that hold harmless treatment applies at the national non-metro amount for rural projects; however, IRC Section 42(g)(4) by reference to IRC Section 142(d)(2)(E) implies that hold harmless treatment would apply at the national non-metro amount for rural projects. The hold harmless policy should apply to the national non-metro because IRC Section 42(i)(8) states "any income limitation measured by reference to area median gross income shall be measured by reference to the greater of area median gross income or national non-metropolitan median income," and therefore any income limitation determined under IRC Section 42(g)(4) would use the greater of AMGI or the national non-metro median income for purposes of determining the applicable rent and income limit. **NN**

Ongoing Flurry of Executive Orders Impacts Affordable Housing

Within hours of being sworn in on Jan. 20, President Donald Trump began reshaping policy through executive orders (EOs). Through March 15, the president has issued 92 EOs. By comparison, former President Joe Biden issued 162 EOs throughout his four years in office; in his first term, President Trump issued a total of 220, according to The American Presidency Project.

According to the American Bar Association, an EO is a signed, written, and published directive from the president of the United States that manages federal government operations. Executive orders are not legislation, although they have "the force of law" like regulations. They require no approval from Congress, and Congress cannot overturn them. Congress can, however, pass legislation that might make it difficult, or even impossible, to carry out the EO, such as removing funding. Only a sitting president can overturn an existing executive order by issuing another executive order to that effect. However, similar to legislative statutes and the regulations announced by government agencies, EOs are subject to judicial review and may be overturned by the courts if the orders lack support by statute or the Constitution.

To date, President Trump's EOs have covered everything from deporting immigrants, reducing the federal workforce, eliminating agencies and nonprofit subsectors, restricting diversity, equity, and inclusion initiatives, canceling government grants and contracts, revoking the previous administration's EOs, and more.

IMPACTS ON HOUSING PROGRAMS

One of the EOs that will have the most significant impact on affordable housing programs is the one that created the Department of Government Efficient, also known as DOGE, which has been tasked with making "the federal workforce more efficient and effective" and "significantly reduce the size of government."

As a result, HUD Secretary Scott Turner announced in February that the department will "launch a U.S. Department of Government Efficiency (DOGE) Task Force to review how HUD is spending American taxpayer dollars." Reports say this review includes closing all HUD field offices and slashing the department's staff by half (see HUD on DOGE's Downsizing List on Page 1).

On Friday, March 14, an EO was issued that "continues the reduction in the elements of the Federal bureaucracy that the President has determined are unnecessary." Specifically, the order aims to reduce "the non-statutory components and functions of the following governmental entities shall be eliminated to the maximum extent consistent with applicable law, and such entities shall reduce the performance of their statutory functions and associated personnel to the minimum presence and function required by law" including the United States Interagency Council on Homelessness, and the Community Development Financial Institutions Fund. The order gave the heads of the named entities seven days to comply by submitting a report to the director of the Office of Management and Budget (OMB) confirming full compliance with the order and explaining which components or functions of the governmental entity, if any, are statutorily required and to what extent. Additionally, the order calls for the director of OMB or "the head of any executive department or agency charged with reviewing grant requests by such entities the head of any executive department or agency charged with reviewing grant requests by such entities shall, to the extent consistent with applicable law and except insofar as necessary to effectuate an expected termination, reject funding requests for such governmental entities to the extent they are inconsistent with this order."

In response, the National Association of Affordable Housing Lenders (NAAHL) issued a statement emphasizing that the Community Development Financial Institutions (CDFI) Fund's "operations are statutory, as they are authorized through various statutes: the Riegle Act, the Community Renewal Tax Relief Act, the Housing and Economic Recovery Act, and the Small Business Jobs Act, with operations funded through Congressional appropriations."

NAAHL points out that CDFIs act as a multiplier of public capital, leveraging $8 in private-sector investment for every $1 of public funding. "The CDFI Fund is essential to the public-private partnership model that drives investments to communities across America — building homes, fostering small business growth, creating jobs, rebuilding communities after disasters, and boosting Main Street economies," NAAHL said.

Sens. Mark R. Warner (D-VA) and Mike Crapo (R-ID), co-chairs of the Senate Community Development Finance Caucus, also issued a statement that said, "As co-chairs of the Community Development Finance Caucus, a group which has grown to 28 members, 14 Democrats and 14 Republicans, we are proud to reaffirm our bipartisan commitment to support the CDFI Fund's mission."

According to the National Low Income Housing Coalition, by directing federal agencies to terminate all diversity, equity, inclusion, and accessibility (DEIA) practices and policies and rescind previous executive actions expanding DEI efforts to underserved communities, the executive orders affect efforts to address historic and ongoing systemic racism, ensure a diverse federal workforce, and enforce fair housing and civil rights laws. **NN**

A complete list of presidential actions is available at https://www.whitehouse.gov/presidential-actions/.

Turner and Bessent Set Priorities

During their confirmation hearings, HUD Secretary Scott Turner and Treasury Secretary Scott Bessent laid out the priorities for their respective agencies.

TURNER'S PRIORITIES

The Senate Banking Committee's nomination hearing for Scott Turner covered a range of critical issues, including HUD workforce efficiency, rental assistance programs, housing supply challenges, the impact of immigration on housing, and the role of insurance in affordable housing.

HUD Workforce and Efficiency: Turner emphasized the importance of addressing inefficiencies in HUD's workforce, citing reports of low employee engagement and productivity. He proposed assessing HUD programs and workforce to determine which initiatives align with the agency's mission and improve service delivery. He committed to streamlining HUD operations by reducing duplicative programs and enhancing transparency and accountability to serve vulnerable populations better.

Rental Assistance Programs: Several senators, including Sen. Jim Banks (R-IN), raised concerns about rental assistance programs, such as Section 8, penalizing families for increasing income or getting married. Turner committed to reviewing these policies to ensure they incentivize self-sufficiency rather than dependency. He also discussed ways to improve access and outcomes for Housing Choice Voucher recipients.

Housing Supply Crisis: Turner acknowledged the urgent need to address the nation's housing supply shortfall, estimated at 4 million to 7 million units. He identified regulatory barriers, including zoning laws and permitting processes, as significant obstacles to building affordable housing. He supported reforming HUD's definition of manufactured homes and updating building codes to lower costs and increase supply. He proposed leveraging public-private partnerships and opportunity zones to increase investments in housing development.

Immigration and Housing: Turner was questioned about his perspective on housing policies concerning mixed-status families. Sen. Ruben Gallego (D-AZ) emphasized the need for nuanced policies, distinguishing between households entirely composed of undocumented individuals and mixed-status families, where some members are U.S. citizens or lawful residents. He highlighted the risk of homelessness for American citizens if overly strict enforcement policies displaced mixed-status families from federal housing.

Turner affirmed his commitment to uphold existing laws, prioritizing serving American citizens and legal residents. While acknowledging the sensitivity of family separation issues, he underscored his duty to adhere to the legal framework governing federal housing assistance. Turner acknowledged the complexity of the situation, expressing his intention to balance enforcement with minimizing harm to American citizens, particularly children, who could be negatively affected by displacement.

Insurance and Disaster Resilience: Senators discussed the importance of ensuring affordable insurance for housing in areas prone to natural disasters, with Turner committing to exploring partnerships with local governments to strengthen disaster recovery efforts. He acknowledged the role of insurance in safeguarding housing investments, particularly for vulnerable and underserved communities.

Homelessness: The hearing underscored the homelessness crisis, with a 33% increase in homelessness since 2020. Turner proposed engaging local communities, faith-based organizations, and nonprofits with proven results to combat homelessness more effectively. He emphasized the importance of data-driven approaches and collaboration with local stakeholders to address homelessness.

Equity and Accessibility: Turner fielded questions about federal mandates promoting equity in housing programs, expressing concerns about politicizing HUD's mission. He committed to reviewing policies to ensure they do not disadvantage applicants or overburden states with unnecessary compliance requirements.

Bipartisan Collaboration: Turner is committed to engaging with both parties and visiting diverse communities to understand local challenges. He emphasized the importance of federal, state and local collaboration in tackling housing issues.

BESSENT'S PRIORITIES

The Senate Finance Committee's hearing on Scott Bessent's nomination focused on his qualifications, fiscal philosophy and policy priorities. Committee members debated the Trump administration's tax reform policies, economic growth strategies, and fiscal accountability.

Affordable Housing and Housing Supply: Bessent acknowledged America's housing affordability crisis and emphasized the need for regulatory reforms to stimulate housing development and supply. He argued for policies that reduce regulatory barriers to construction and encourage public-private partnerships to expand housing stock. Opportunity Zones were highlighted as a successful initiative contributing to urban redevelopment and affordable housing. Bessent called Opportunity Zones "a fantastic way to address the housing crisis" and noted they have created more affordable

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TURNER AND BESSENT SET PRIORITIES, *continued from page 13*

housing than other federal programs. He expressed interest in expanding Opportunity Zones to rural areas, citing their potential for economic revitalization and community development.

Insurance: While insurance was not a central topic, Bessent touched on fiscal policies affecting financial markets, including the insurance sector. His general approach favored market stability and pro-growth reforms that could indirectly benefit insurers by fostering economic expansion. Specific insurance regulatory reforms were not elaborated.

Tax Reform: A dominant theme was the impending expiration of the 2017 Tax Cuts and Jobs Act (TCJA). Bessent supported making these tax cuts permanent, emphasizing their role in boosting gross domestic product and middle-class incomes. Critics, particularly from the Democratic side, highlighted the law's disproportionate benefits for the wealthy and its contribution to the national debt. Bessent defended the reforms as critical for economic growth, arguing that allowing the cuts to expire would lead to a $4 trillion tax increase affecting businesses and families alike.

Fiscal Responsibility and Economic Growth: Bessent stressed the importance of reducing federal spending, which he described as unsustainable. He advocated prioritizing productive investments over wasteful expenditures to combat inflation and support working families. On tariffs, Bessent supported measures targeting unfair trade practices, including those related to China, arguing they would benefit domestic industries without excessive consumer burdens.

Bipartisan Challenges: The hearing highlighted ideological divides over fiscal policy. Democrats criticized the TCJA for exacerbating income inequality and questioned Bessent's commitment to addressing economic disparities. Republicans praised his pro-growth philosophy and commitment to extending tax cuts, which they linked to job creation and global competitiveness. **NN**

Industry Requests FHFA Delay Enterprises Mandate

NAHMA is one of nine industry partners that signed a joint letter to the Federal Housing Finance Agency acting director in response to executive orders issued by President Donald Trump.

"In accordance with President Trump's Jan. 20, 2025, Regulatory Freeze Executive Action, we are writing today to ask the Federal Housing Finance Agency (FHFA) to delay implementation of its directive imposing three new federally mandated landlord and tenant requirements on covered multifamily properties financed by Fannie Mae and Freddie Mac (the Enterprises). Given the imminent timing of the directive's effective date, Feb. 28, 2025, more time is needed for the Trump administration to evaluate whether these Biden-era policies align with presidential priorities," the letter said.

The letter said the FHFA's directive requires housing providers to provide their residents with the following: 30-day written notice of a rent increase, 30-day written notice of a lease expiration, and a five-day grace period for late fees due to nonpayment of rent.

"These standards apply to rental properties with new loans through the Enterprises that are signed on or after Feb. 28, 2025. According to the policy grids issued by Fannie Mae and Freddie Mac, housing providers must notify their residents of the new protections and change all residential leases at these communities to include the new standards," the letter said.

FHFA's directive requires that housing providers must update millions of existing leases at covered rental communities under the threat of severe penalties for noncompliance or what could amount to human error. The letter argued millions of renters are protected by the vast majority of states whose landlord and tenant laws already provide these protections for renters. "Some states require even longer time periods than the FHFA standards," the letter said.

The letter argued that the FHFA should reevaluate this directive. The president's executive order "Ensuring Accountability for All Agencies" empowers the director of the Office of Management and Budget to "review independent regulatory agencies' obligations for consistency with the president's policies and priorities" on an ongoing basis, the letter said.

FHFA's directive requires that housing providers must update millions of existing leases at covered rental communities under the threat of severe penalties for noncompliance or what could amount to human error.

The president's "Regulatory Freeze Pending Review" further stipulates that FHFA consider postponing "any rules that have been published in the *Federal Register* or any rules that have been issued in any manner but have not taken effect until March 21. For these reasons, we strongly urge an immediate pause of this directive pending review by the Trump administration, the letter said.

In response, Naa Awaa Tagoe, FHFA acting director, wrote, "Thank you for your letter dated Feb. 24, 2025, asking the Federal Housing Finance Agency (FHFA) to delay the implementation of new tenant notifications on multifamily properties backed by Fannie Mae and Freddie Mac (the Enterprises). FHFA previously instructed the Enterprises to delay the required tenant notifications until at least May 31, 2025, to permit further consideration by the Agency." **NN**

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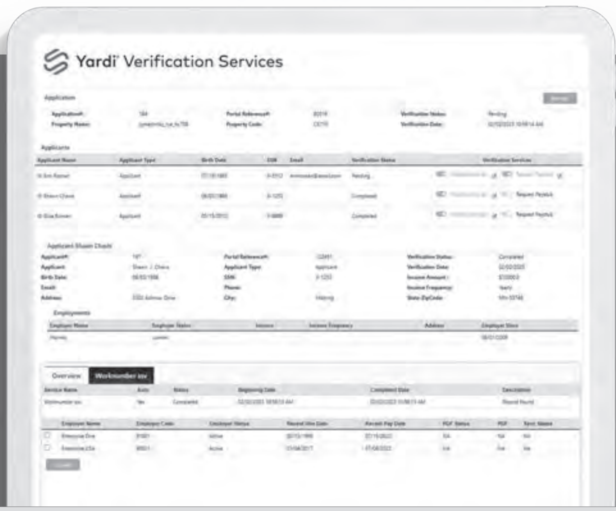

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NAHMA Honors the Industry's Finest

NAHMA members and guests gathered in March to honor the annual AHMA and Industry Awards winners as part of the NAHMA Biannual Top Issues in Affordable Housing March Conference in Washington, D.C. Gianna Solari, president, Solari Enterprises Inc., served as the master of ceremonies. *// Photos by Larry Falkow*

NAHMA INDUSTRY STATESMAN AWARD

*The Industry Statesman Award is given annually to NAHMA Executive Council members, either in or nearing retirement, to recognize many years of outstanding leader*ship and service to NAHMA.

The award was presented to **Michelle Norris** this year.

For most of us, retirement results in no longer working; however, Norris' retirement means being the principal of N-Sights Consulting LLC, a consulting firm she began in 2024. Before beginning her consulting firm, she had a 30-year career with National Church Residences, most recently serving as executive vice president of External Affairs and Strategic Partnerships before she retired from the company in 2023.

Norris is an emeritus NAHMA member who has served as president of NAHMA and as a board member, as well as chairing the Federal Affairs, Tax Credit and Senior Housing committees.

In addition to her commitments to NAHMA, she has served as chair of the Corporation for Supportive Housing board. She is an immediate past chair of the Stewards of Affordable Housing for the Future and has served on LeadingAge Ohio and National Affordable Housing Trust boards. She has also served as president of the Ohio Housing Council.

NAHMA CHAIR'S AWARD

Previously known as the President's Award, NAHMA's board chair gives the Chair's Award annually for outstanding leadership or other contributions to NAHMA and the affordable multifamily housing industry.

Larry Sisson was recognized with this year's Chair's Award.

Sisson is the chief operating officer of the TESCO Organization and serves as president of TESCO Properties Inc., the management arm of TESCO. He is the immediate past chair of the board of NAHMA. He has served the association in many capacities over the years, including chairing the Tax Credit and the Regulatory Affairs committees.

Additionally, he serves on the leadership council of SAHMA and is a past president of the organization.

Sisson is a national instructor certified to teach NAHMA's Fair Housing Compliance course. He has also taught REAC inspection protocol on a national level. He was awarded NAHMA's 2016 Affordable Housing Advocate of the Year and was inducted into the Kentucky Affordable Housing Hall of Fame.

NAHMA INDUSTRY PARTNER

The NAHMA Industry Partner Award is given annually to a government agency or other affordable housing organizational partner that contributed significantly to the cause of affordable housing in the previous year.

This year, NAHMA honored **Thom Amdur.**

Amdur is the senior vice president for Policy & Impact at Lincoln Avenue Communities, known as LAC, where he is responsible for leading the organization's public affairs and state and federal policy advocacy and overseeing its Commitment to Resilience and related impact initiatives.

He is a nationally recognized leader in affordable housing and community development policy. Amdur contributes to numerous community development organizations, nonprofits and coalitions, including as a member of the boards of directors of the International Center for Appropriate & Sustainable Technology, the Affordable Housing Tax Credit Coalition, the Multifamily Impact Council and the Housing Partnership Equity Trust. He also serves as the executive director of Fairview Housing Partners, a national nonprofit dedicated to affordable housing development, preservation and advocacy.

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INDUSTRY ACHIEVEMENT AWARD

The Industry Achievement Award is given annually to a NAHMA Executive Council member who has contributed significant or noteworthy leadership or other contributions to NAHMA within the past year or two.

This year's honoree was **Noel Gill.**

Gill is the president and an officer of Northwest Real Estate Capital Corp. and helped launch the company in 1999. He has more than 26 years of experience in affordable housing. He has served as a board member for Oregon AHMA, vice president and president of Idaho AHMA and during his time with NAHMA, has chaired the Rural Housing, Regulatory and Budget/Finance committees and serves on the Board of Directors, is a past treasurer and currently is a vice chair.

NAHMA recognizes Gill for his commitment of time, energy and leadership of the Affordable Housing Industry Insurance Issues Work Group, which brought together industry leaders to focus on possible solutions to the insurance cost crisis, including drafting a comprehensive risk mitigation strategies white paper.

NAHMA MEMBERSHIP RECRUITMENT AWARD

The NAHMA Membership Recruitment Award is given annually to a NAHMA member who leads in new member recruitment for the previous 12-month period—based on data maintained by NAHMA staff.

The winner was **Jasmine Borrego**.

As president of TELACU Residential Management Inc. and TELACU Property Management Inc., Borrego manages and oversees the affordable rental housing portfolio for families, seniors, and individuals with special needs and identifies and secures funding for effective social services for residents.

Her efforts have been instrumental in furthering the mission of NAHMA and helping maintain NAHMA's high standards in the industry.

NAHMA COMMUNITIES OF QUALITY AWARD

The NAHMA's Communities of Quality Award is given annually to a NAHMA member with the most newly listed communities on NAHMA's National Recognition Program COQ Registry—based on data maintained by NAHMA staff.

The award for the most new COQ communities in the past year goes to **ALCO Management,** headquartered in Memphis, Tenn.

AHMA OF THE YEAR AWARD

The AHMA of the Year Award is given to AHMAs based on criteria such as size, number of members, success in membership recruitment, membership retention, education and training course attendance, financial stability, and other factors.

Large: SAHMA

In 2024, SAHMA offered 52 live seminars and four half-day Zoom classroom courses on various topics. Additionally, SAHMA expanded its Fact & Snacks peer-to-peer program, had over 185 participants submit entries for the AHMA Drug-Free Kids poster and art contest, and, through volunteer efforts, launched the What to Expect feature for its Leadership Conference.

Medium: AHMA of Washington

2024 was an outstanding year for growth for the AHMA of Washington, marked by significant achievements in membership growth, educational outreach, and financial stability. AHMA of Washington achieved a 93% membership renewal rate, expanded its training portfolio, increased course participation, and had record-breaking attendance for its annual conference.

Small: JAHMA

JAHMA's 2024 highlights include their leadership focusing on fostering government and state agency relationships, which allowed JAHMA members direct contact with first-hand resources. The AHMA's annual golf event successfully raised enough funds to support the JAHMA Foundation's award of 21 scholarships totaling $57,500 while also donating to Community Hope of New Jersey, an organization dedicated to helping homeless veterans and families.

AHMA INNOVATION AWARD

The AHMA Innovation Award is given in recognition of a new program, service, or activity that an AHMA began sometime in late 2023 or 2024. Four awards were presented this year.

SAHMA created their What to Expect feature for Leadership Conference attendees. The initiative, developed during the State Activities Workshop, is a volunteer training focused on enhancing SAHMA's conferences, which emerged from a thoughtful discussion on the culture of conferences and how to foster a sense of belonging in the SAHMA community.

SAHMA representatives are invited to come forward to receive their award while we enjoy a video highlighting their innovation.

In 2024, **Rocky Mountain Heartland AHMA** launched its Train the Trainer program series to recruit and mentor new trainers in the affordable housing industry. The initiative began with a three-hour introductory session at their 42nd Annual Conference in Kansas City, Mo., focusing on audience engagement and communication. The session attracted 21 participants and marked the start of an ongoing training series. The next session, scheduled for spring 2025, will be offered online.

PennDel AHMA's 2024 Fall Management Conference theme, "The Time is Now," highlighted the new federal regulations in the affordable housing industry. Additionally, the theme also allowed the executive board to establish a new awards program honoring different levels of affordable housing professionals in the categories of Supportive Services Professional of the Year Award, Regional Manager of the Year Award, Property Manager of the Year Award, Maintenance Professional of the Year Award and Compliance Professional of the Year.

AHMA-PSW and AHMA-NCH were honored jointly for their combined advocacy initiative to promote equitable access to affordable housing across California. The AHMAs collaborated in a joint email marketing campaign with a call to action for members to urge the affordable housing subsidy agencies and the housing providers to align with the federal HOTMA guidelines to foster uniform and equitable housing practices statewide by streamlining the housing application process.

AHMA COMMUNITIES OF QUALITY AWARD

The AHMA COQ Award is given to the AHMAs, based on size, that have a substantial number of COQ recognized properties in their area, demonstrate support for the program, and introduce new or innovative activities.

SAHMA's Board of Directors and members continue to embrace the COQ program, including the Corporate COQ designation, which has been well received and aligns well with the program's goals. Since their last award submission in November 2023, two properties have joined the COQ program, and two member companies have received the corporate designation. In all, 616 SAHMA member properties have achieved COQ National Recognition status.

Members Gather in DC to Discuss Issues

THE NAHMA BIANNUAL TOP ISSUES IN AFFORDABLE HOUSING MARCH conference drew more than 180 members and affordable housing insiders March 19-21. The multiday event featured panels concentrating on the issues facing affordable housing practitioners and educational topics for navigating today's world led by experts in their fields, a Communities of Quality Awards celebration and winners panel, and the Industry and AHMA Awards ceremony.

The association's next event is the Biannual Top Issues in Affordable Housing October Conference, Oct. 22-24, in Washington, D.C. Additionally, the NAHMA Educational Foundation's Inspire Gala takes place on Oct. 23 at Long View Gallery, also in the district. **NN**

PHOTOS BY LARRY FALKOW

CLOCKWISE FROM TOP LEFT: Heraldo Gonzales talks with Sarah Furchtenicht, both with Adobe Communities, before a session starts. Heather Luty of The Michaels Organization, JAHMA & PennDel AHMA executive director Laura Spataro, Anna May Stroyek of The Michaels Organization and Christopher Destefano of Kriegman & Smith Inc. pose for a quick group picture. NAHMA members listen to the session speaker. Michael Simmons of CRM Residential and Eileen Wirth of MEND Inc. catch up between sessions. Jenny DeSilva of DeSilva Housing Group and Janel Ganim of ResMan present the Affiliates panel. Jahmir Anderson, a NAHMA Educational Foundation scholar, speaks at the breakfast panel.

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Westminster Company
WinnResidential

**Housing Management Resources Inc., PRD Management and Wesley Living have achieved COQ Recognition status for 100% of their portfolios.*

JCHS Updates Rental Housing Report

The Harvard Joint Center for Housing Studies (JCHS) has updated its America's Rental Housing 2024 report and finds that the number of cost-burdened renter households hit yet another record high last year, according to the most recent data from the American Community Survey. In a new research brief, the authors find that affordability has worsened across several dimensions, affecting more households up and down the income scale and leaving the lowest-income households with less left over than ever before, according to the JCHS press release.

In 2023, the number of renter households spending more than 30% of their incomes on rent and utilities hit an all-time high of 22.6 million, including a record-high 12.1 million severely burdened households that spent more than half of their incomes on housing costs. The most recent count marks an increase of 209,000 households in the last year, 2.2 million since 2019, and 7.8 million since 2001. With this rise, half of all renter households were cost-burdened in 2023. While this rate was essentially unchanged compared to the year before, it rose 3.2 percentage points from pre-pandemic levels and 9.0 percentage points since 2001, according to the press release.

Rapidly rising rents, driven by strong demand and undersupply, have worsened affordability at every household income level. Renters making less than $30,000 saw their cost burden rate rise 1.5 percentage points since 2019 and 5.2 percentage points since 2001, reaching 83%. While middle-income renters are less likely to be cost-burdened, their rates are rising the fastest. In 2023, 70% of renters earning $30,000–44,999 were burdened, an increase of 15.0 percentage points since 2001, including a 3.5 percentage point rise since 2019. Affordability challenges for renters earning $45,000–74,999 have grown even more dramatically, with their burdens nearly doubling in two decades to 45%, which also marked an increase of 7.7 points since 2019. According to the press release, households earning more than $75,000 have not been insulated from deteriorating affordability with their cost burden rate rising to 13% in 2023, up 3.3 percentage points over the pandemic and 7.8 points since 2001.

Increasing cost burdens across income groups reflect that full-time work no longer guarantees that a household can afford housing. The share of fully employed renters—households headed by someone who worked at least 50 weeks in the prior year and 35 hours in a typical week—was under 25% in 2001. However, as rents have skyrocketed, the share of fully employed renters with cost burdens climbed to 36% last year. In 2023, over half of the fully employed renters working in personal/care services (55%) and food preparation (54%) were cost-burdened, along with high shares of renters working in office and administrative support (42%) and education (38%).

While cost burdens have climbed the income scale, lower-income renter households continue to bear the brunt of the affordability crisis. Among households earning less than $30,000, median rents rose 18% from 2001 to 2023 as their incomes fell by 12%, all in inflation-adjusted terms. According to the press release, these trends have increased the share of income these renters spend on housing. In 2023, lower-income renters dedicated a staggering 80% of their household incomes to rent and utilities, compared to 60% in 2001 and 68% in 2019. With this increase, their residual incomes—the amount a household has left over each month after paying rent and utilities—plummeted to a record low of $250, a 55% decrease since 2001. Residual incomes for this group dropped 44% between 2019 and 2023 alone.

The upward shift of the rent distribution helps explain why lower-income renters live in increasingly unaffordable housing. Since 2013, the number of units with contract rents under $1,000 in inflation-adjusted terms has fallen by 7.5 million, including the loss of 2.5 million units renting for less than $600 and 2.5 million units renting for $600 to $799. Meanwhile, net additions have been among units renting for more than $1,400. The number of people renting for $1,400 to $1,999 has risen by nearly 5 million since 2013, while the stock with rents of $2,000 or more has increased by 5.5 million.

According to the Census's Household Pulse survey, 41% of renters surveyed between January and September 2024 reported that their monthly rent had increased by at least $100 in the last year despite a boom in multifamily construction that is adding new units in many markets of the country. While rents are increasing, the multifamily housing surge has likely helped slow rent growth in some markets. However, relief may be short-lived as multifamily construction has slowed sharply while renter household growth is increasing. The construction slowdown will likely contribute to tightening markets that could push rents back up faster.

Ultimately, the future of rental affordability will depend on our ability to increase supply in constrained markets and increase subsidies that offset high rents for lower-income households. Affordability will also depend on the quality of available employment opportunities, prevailing wage trends, and policies that increase household incomes through the tax code or guaranteed income programs. **NN**

To read the Harvard Joint Center for Housing Studies' America's Rental Housing 2024 report, visit https://www.jchs.harvard.edu/americas-rental-housing-2024

Congress Considers Affordable Housing Bills

While the continuing resolution to keep the government open dominated the headlines, Congress has been busy considering other bills, including measures impacting affordable housing. One of the most anticipated—Low-Income House Tax Credit reform—has not been reintroduced yet.

CHOICE IN AFFORDABLE HOUSING ACT

Sens. Chris Coons (D-DE) and Kevin Cramer (R-ND) introduced the Choice in Affordable Housing Act in early March. The bipartisan bill would make it easier to access Housing Choice Vouchers (HCVs) and attract and retain landlords to participate in the program, according to a press release issued by Coons. The bill intends to provide eligible low-income families greater housing options and improved access to high-opportunity neighborhoods.

The bill is cosponsored by Sens. Tina Smith (D-MN), Jerry Moran (R-KS), Raphael Warnock (D-GA), John Curtis (R-UT), and Martin Heinrich (D-NM). Additionally, the bill was introduced in the House by Reps. Emanuel Cleaver (D-MO) and Mike Lawler (D-NY). The bill was initially introduced in the 117th Congress.

The HCV program at HUD assists more than 5 million low-income people, including the elderly and people with disabilities, to afford safe and decent housing in the private rental market. Administered by local Public Housing Agencies (PHAs), families that receive a voucher pay 30% of household income toward rent and utilities while the PHA pays the landlord the remaining rent.

According to the press release, the HCV program relies on private-market landlords to accept vouchers. To increase voucher holders' housing choices and improve access to high-opportunity areas, the Choice in Affordable Housing Act would:

- Provide $500 million to create the Herschel Lashkowitz Housing Partnership Fund, which would be distributed to:
  - PHAs to offer a signing bonus to a landlord with a unit in a low-poverty area;
  - PHAs to provide security deposit assistance so that tenants can better afford to meet required deposits, and landlords are assured greater protection against damages;
  - HUD to provide a bonus to PHAs that retain a dedicated landlord liaison on staff and
  - Other uses, as determined by the PHA and approved by the secretary, to recruit and retain landlords.
- Increase funding to the Tribal HUD-Veterans Affairs Supportive Housing (VASH) program to help renters on tribal land. The bill supports the Tribal HUD-VASH program for Native American veterans who are homeless or at risk of homelessness.
- Use neighborhood-specific data to set rents fairly, obliging HUD to expand its 2016 rule requiring the use of Small Area Fair Market Rents to calculate fair rents in certain metro areas.
- Reduce inspection delays. Units in buildings financed by other federal housing programs will meet the voucher inspection if the unit has been inspected in the past year. New landlords could also request a pre-inspection from a PHA before selecting a voucher holder.
- Refocus HUD's evaluation of housing agencies. The bill would encourage HUD to reform its annual evaluation of PHAs to promote increased diversity of neighborhoods where vouchers are used.

The bill also requires HUD to report to Congress annually on the effects of the bill.

NAHMA is one of several industry partners that have endorsed the bill.

RESPECT STATE HOUSING LAWS ACT

Sens. Cindy Hyde-Smith (R-MS) and Bill Hagerty (R-TN) introduced legislation to restore the rights of states and localities to regulate eviction policies by striking a federal pandemic-era requirement that continues to roil the rental market years after the national health emergency ended.

The Respect State Housing Laws Act would strike a section of the Coronavirus Aid, Relief, and Economic Security (CARES) Act of 2020 that continues to require landlords and property owners to issue a 30-day notice to vacate (NTV) before filing to evict a tenant for

The HCV program at HUD assists more than 5 million low-income people, including the elderly and people with disabilities, to afford safe and decent housing in the private rental market.

nonpayment of rent. Before the CARES Act federal mandate, NTV requirements were set on a state-to-state basis with an average eight-day notice.

Reps. Barry Loudermilk (R-GA) and Vicente Gonzalez (D-TX) introduced a House companion measure.

According to a press release by Hyde-Smith, unlike the now-lapsed temporary 120-day eviction moratorium created in the CARES Act for properties financed or backed by the federal government, the CARES Act did not sunset the separate 30-day NTV rule.

As a result, the 30-day NTV mandate continues to confuse the courts due to conflicting federal and state requirements, while landlords continue to lose rent revenue during the prolonged notice period.

HUD, in mid-December, announced a final rule requiring public housing agencies and owners of properties receiving Project-Based Rental Assistance to provide written notices at least 30 days before a tenant eviction for nonpayment.

NAHMA is one of several industry partners that have endorsed the bill.

ACTION TO HOST CONGRESSIONAL BRIEFING ON THE HOUSING CREDIT

On March 25, ACTION will host a congressional briefing and reception for members of Congress and their staff. The event aims to educate legislators and key staff about the housing credit and the Affordable Housing Credit Improvement Act (AHCIA). We will discuss how the Housing Credit works and the importance of including the AHCIA in the tax package this year.

NAHMA, as a Steering Committee member, is cosponsoring the briefing.

Briefing speakers include Rep. Darin LaHood (R-IL), who is confirmed to make opening remarks at the start of the panel briefing; Cathe Dykstra, president and CEO of Family Scholar House; Scott Farmer, executive director of North Carolina Housing Finance Agency; Jennifer Seamons, senior director of community finance of Capitol One; Tom Tomaszewski, president of The Annex Group; and John Wiechmann, CEO of Midwestern Housing Equity Group. **NN**

Give Future Leaders Access to All NAHMA Has To Offer

As members renew their memberships, NAHMA is making it easy for the next generation of company leaders to become involved for free through the Buy Some, Get Some (BSGS) membership initiative.

To encourage owners/agents to get more of their staff engaged in direct participation in NAHMA, the Buy Some, Get Some plan allows companies to receive free associate memberships based on the number of current NAHMA executive memberships they maintain and the number of affordable units they manage.

"One of CSI Support & Development's core values is continuing education. A skilled, well-informed workforce directly contributes to our company's performance, innovation, and ability to adapt to changes in our industry. We appreciate NAHMA's Buy Some Get Some membership initiative because it economically allows us to meet these goals," Anne Sackrison, CEO of CSI Support & Development Services, which has three associate members through the program.

SPECIAL AHMA BSGS PROGRAM AND PRICING FOR COMPANIES WITH LESS THAN 1,000 UNITS AVAILABLE

	Buy Executive-Level Memberships	Get FREE Associate-Level Memberships
Over 20,000 Units	5	4
6,000–20,000 Units	4	3
Under 6,000 Units	2	1
	Buy Affiliate-Level Memberships	**Get FREE Affiliate-Level Memberships**
	2	1

Companies with more than 20,000 units that already have or purchase five executive-level memberships at the existing discount rates receive four free associate memberships under the plan. Companies with 6,000-20,000 units and four executive memberships receive three free associate memberships, while companies with less than 6,000 units and two executive memberships receive one free associate membership.

"The free associate memberships allow management companies to enroll the next generation of leaders in their company in NAHMA. The association believes the up-and-comers would benefit significantly from a NAHMA membership through leadership development, networking, committee participation, and more opportunities," NAHMA CEO Kris Cook, CAE, said. "With an associate membership, these future leaders would have access to a wide range of mentors in NAHMA's executive members, who have vast industry knowl-

Scholarships Available for Trade/Technical School Students

"IN 2025, THE NAHMA EDUCATIONAL FOUNDATION will be continuing its efforts to secure scholarship applications from individuals seeking to acquire a license or certification. We want residents attending an accredited trade/technical school to know they are eligible to apply, and we will welcome their applications. This year, our promotional materials are being designed to reach residents enrolled in trade programs and college students," said NAHMA Educational Foundation Chairperson Anthony Sandoval.

While trade/technical students have always been eligible to apply for NAHMA scholarships, the foundation committed to publicizing the scholarship program to residents pursuing training in a trade last year. There was an increase in the number of applications from trade/technical students, and the foundation is continuing the goal of increasing the number of these applications again this year. Recent research reveals that the number of students enrolling in trade/technical schools has increased since the COVID-19 pandemic. Like every other form of postsecondary education, trade/technical school can be expensive. Hence, those students can benefit from the financial assistance that a NAHMA scholarship can provide as much as traditional college students. Court stenographer, medical office specialist, commercial driver's license operator, pharmacy technology, heavy equipment operator, phlebotomy, building trades, cosmetology or veterinary technology are among the many occupations that require specialized licensing. To secure employment, any resident seeking a license in these fields must go to school to receive the required training and should be encouraged to apply for a NAHMA scholarship.

The 2025 application can be found at nahma.communityforce.com and must be filed online. The deadline for submission of completed applications is 10 p.m. Eastern time on May 12. Only completed applications will be considered. Applications from graduate students will not be accepted. In each of the last five years, more than 80% of eligible individuals submitting a completed application have received a scholarship. Last year, 118 scholarships were awarded, each worth $3,500 for a total of $413,000. The foundation anticipates that each 2025 scholarship

edge and diverse real-world experience."

Associate members also receive the latest news concerning the affordable housing industry thanks to timely legislative NAHMAnalysis updates, email blasts for breaking Department of Housing and Urban Development (HUD) and Rural Development regulatory updates, and bimonthly issues of *NAHMA News* highlighting the issues facing the industry.

Additional benefits for associate members include access to the Members Only content on the NAHMA website and discounted registration to future meetings.

Other NAHMA membership initiatives include a small-tier associate membership for companies with less than 1,000 units and a BSGS program for AHMAs and Affiliate companies.

To learn more about NAHMA membership opportunities or to take advantage of the BSGS program, contact Brenda Moser, vice president of member services, by calling 703-683-8630, ext. 1, or emailing brenda.moser@nahma.org. **NN**

will be worth $3,500. With an 80% approval rating of applications and $3,500 in funding, it is definitely worth completing an application. Plenty of time remains for your resident students to apply before the deadline!

Flyers promoting the scholarship program are available on the NAHMA website and can be utilized by affordable housing community personnel in newsletters, on bulletin boards, etc. Anyone seeking additional information regarding the scholarship program can contact Dr. Bruce W. Johnson, NAHMA scholarship program administrator, at bjohnson@tmo.com. Again, the deadline for submitting completed applications is 10 p.m. Eastern on May 12. Please inform your residents of this outstanding program that provides impactful financial assistance to students living at member affordable housing communities! NN

Virtual Course Allows Executives To Progress on Professional Journey

Registration for the NAHMA Emerging Leaders Learning Series (NELLS) executive-level course opens in early April. NELLS*Executive* focuses on topics relevant to senior organizational managers and leaders, allowing you to further your professional journey and meet career goals. The registration deadline is July 10. Sessions begin Aug. 7, and the course is limited to five to 15 participants.

NELLS*Executive* focuses on three dimensions: leading yourself, leading teams, and providing business leadership. Through group sessions and individual coaching, each participant will learn how best to enhance their personal leadership competencies by developing the professional habits and skills needed to achieve desired outcomes.

The executive-level group sessions will address leadership-related topics relevant to day-to-day business and operational challenges, including Management vs. Leadership, Adaptive Leadership, Authority vs. Influence, Growth Mindset, Effective Delegation, Navigating Uncertainty and Preparing for Disruption.

The virtual course is a blended program that combines the benefits of cohort learning with executive coaching. In addition to three group sessions, each participant will have two one-on-one coaching sessions with the course facilitator to tailor program content to their specific requirements. All sessions are conducted using the Zoom videoconferencing platform. Group sessions are 90 minutes, except for Session I, which is 120 minutes and includes program orientation. All group sessions begin at 2 p.m. Eastern.

The orientation and first session for NELLS*Executive* are on Aug. 7. Session II takes place on Aug. 28, and the final session is on Sept. 18. The two 60-minute one-to-one coaching sessions will be scheduled individually with participants. Class size is limited to five to 15 participants, and registration is first-come, first-served. Tuition is $1,250 per person.

NAHMA, in cooperation with course facilitator Brenda Harrington, founder of Adaptive Leadership Strategies LLC, created the NAHMA Emerging Leaders Learning Series course family to include two virtual programs designed to meet you where you are in your professional development: the original NELLS*Executive* and the NELLS*Manager*. NELLS*Manager* focuses on topics relevant to first-line professionals, including property managers, leasing managers, maintenance managers and compliance specialists. The NELLS*Executive* program focuses on issues relevant to senior organizational managers and leaders, typically at the director, regional, officer levels and above.

Completing a NELLS course will earn an individual five Continuing Education Units (CEUs) toward their annual six required CEUs to maintain their NAHP or NAHP-e credentials. In addition, completing a NELLS course will earn an individual a free two-year NAHMA Associate membership. To successfully complete a NELLS course and earn the five CEUs and free Associate membership, an individual must attend all three Zoom webinar classes and both one-on-one coaching sessions. At the end of the course, if a student has attended all five sessions, they will earn a completion certificate noting the five hours of CEUs earned. Students cannot earn any CEUs for less than full attendance.

Brenda Harrington, PCC, is a Certified Executive Coach and former property management executive. She works with clients across a variety of industry sectors to help develop the professional competencies required for effective 21st-century leadership. To learn more, please visit www.adaptiveleadership-strategies.com. **NN**

TO READ THE NOTICES below in their entirety, visit the issuing agency's webpage under the Agencies tab at nahma.org.

HUD NEWS

ON FEB. 26, HUD SECRETARY SCOTT TURNER announced the termination of the Biden-era 2021 Affirmatively Furthering Fair Housing (AFFH) rule. Accordingly, HUD will formally withdraw the following proposed rule from its Spring 2025 Unified Agenda of Regulatory and Deregulatory Actions: Affirmatively Furthering Fair Housing (88 FR 8516, February 9, 2023) (RIN 2529-AB05). HUD's Unified Agenda of Regulatory and Deregulatory Actions is available on Reginfo.gov and can be accessed at https://www.reginfo.gov/public/do/eAgendaMain.

IN FEBRUARY, SECRETARY TURNER ORDERED HUD TO HALT any pending or future enforcement actions related to HUD's 2016 rule entitled "Equal Access in Accordance With an Individual's Gender Identity in Community Planning and Development Programs." Secretary Turner's action requires housing programs, shelters and other HUD-funded providers to offer services to Americans based on their sex at birth.

The Equal Access Rule was published by HUD in 2012. The 2012 rule prohibits discrimination based on sexual orientation, gender identity or marital status.

Secretary Turner's directive stops enforcement of the 2016 rule, which, in effect, allowed individuals to self-identify their gender without regard to their biological sex at birth. In addition, the 2016 rule limited the rights and abilities of HUD-funded establishments, including shelters, from challenging an individual's self-identification.

IN JANUARY, THE OFFICE OF MULTIFAMILY HOUSING PROGRAMS published two mortgagee letters updating the Federal Housing Administration's (FHA's) Multifamily Housing Programs' underwriting standards and guidelines.

- Creating a Middle-Income Housing Options for 221(d)(4) Mortgagee Letter creates a new set of underwriting thresholds for Middle Income Housing.
- Multifamily Changes in Debt Service Coverage Ratios (DSCR) and Loan to Value/Loan to Cost Ratios (LTV/LTC) Mortgagee Letter with changes that will increase financing flexibility for lenders and developers seeking to create new or refinance existing affordable multifamily rental properties under the 223(d)(4) and 223(f) programs.

These changes will help increase individual loan proceeds available to developers and decrease the cash needed to close for FHA transactions. This will allow FHA transactions to be more competitive with today's market needs while encouraging lenders and developers to provide affordable rental homes for those of modest means.

ON JAN. 16, HUD WITHDREW THE PROPOSED RULE ENTITLED "REDUCING BARRIERS TO HUD-ASSISTED HOUSING," which proposed to amend the regulations for certain HUD Public and Indian Housing and Housing programs that govern admission for applicants with criminal records or a history of involvement with the criminal justice system and eviction or termination of assistance of persons based on illegal drug use, drug-related criminal activity, or other criminal activity.

Accordingly, HUD will proceed to formally withdraw the following proposed rule from its Spring 2025 Unified Agenda of Regulatory and Deregulatory Actions: Reducing Barriers to HUD-Assisted Housing (89 FR 25332, April 10, 2024) (RIN 2501-AE08). HUD's Unified Agenda of Regulatory and Deregulatory Actions is available on Reginfo.gov and can be accessed at https://www.reginfo.gov/public/do/eAgendaMain.

ON JAN. 17, HUD PUBLISHED A NOTICE MODIFYING ITS ELEVATED BLOOD LEAD LEVEL (EBLL) threshold under its Lead Safe Housing Rule (24 CFR 35, subparts B - R)[2] from 5 to 3.5 micrograms of lead per deciliter of blood (µg/dL) for a child under the age of 6, consistent with the Centers for Disease Control and Prevention's current blood lead reference value of 3.5 µg/dL.

The notice also describes the required compliance dates for implementing this modification, which depend on whether the applicable state, state-level jurisdiction, territory, or local jurisdiction has already incorporated a blood lead level action threshold equal to or lower than the CDC's current blood lead reference value (April 17, 2025) or not (July 16, 2025). **NN**

DOGE TO REVIEW HUD

HUD WILL LAUNCH A DEPARTMENT OF GOVERNMENT EFFICIENCY (DOGE) Task Force to review how HUD is spending American taxpayer dollars. The task force will be composed of HUD employees who will examine how to maximize the agency's budget and ensure all programs, processes and personnel are working together to advance the department's purpose.

The task force will meet regularly and report its findings and suggestions to HUD Secretary Scott Turner. Secretary Turner established the task force per President Donald Trump's executive order to maximize governmental efficiency and productivity.

"HUD will be detailed and deliberate about every dollar spent to serve rural, tribal and urban communities," Secretary Turner said. "Thanks to President Trump's leadership, we are no longer in a business-as-usual posture, and the DOGE task force will play a critical role in helping to identify and eliminate waste, fraud and abuse and ultimately better serve the American people. We have already identified over $260 million in savings, and we have more to accomplish."

You deserve a hand!

Get recognized as a Community of Quality® through NAHMA's National Recognition and Awards Program.

Affordable housing providers who create safe, attractive, well-maintained properties that are neighborhood assets deserve to be recognized for their outstanding achievements.

That's why the National Affordable Housing Management Association created the **Communities of Quality® (COQ) National Recognition and Awards program.** When your property meets NAHMA's high standards in physical maintenance, financial management, programs and services, employee credentials and other criteria, it becomes a member of an elite group.

COQ properties qualify for regional and national awards, a listing in an online registry of the country's top affordable properties, the use of COQ marketing materials, and even possibly an insurance premium discount.

So don't delay—apply today to be nationally recognized as a NAHMA Community of Quality®. For more information, go to NAHMA's website at www.nahma.org or call 703-683-8630.

Communities of Quality members (top to bottom): Harbor Point Apartments, Jewish Community Housing, and Cook's Pond Senior Housing.

NAHMA

WITH SCOTT JAFFEE
BY JENNIFER JONES

Making Connections With People

AS SCOTT JAFFEE GREW UP, HIS father owned a development and construction company that partnered with a management company. So, in a way, he has been involved in the housing industry his entire life.

Scott's first job was as a real estate broker but soon discovered it wasn't his calling. So, he went to work for his father. After a few years, in 1999, Scott decided to strike out on his own and founded Metropolitan Realty Group, of which he is the managing member. Metropolitan Realty Group develops and manages affordable housing, including Low-Income Tax Credit and HUD-subsidized properties, throughout three of the five New York City boroughs and Westchester County.

"A friend lent me some money, and I bought my first building," Scott said. "As for my father, at first, he only wanted me to work with him, manage what he had and not take risks. But that wasn't me. I wanted to go out and build my own portfolio and do my own thing."

Scott said eventually, his father became one of his clients. In fact, Metropolitan Realty Group still has a couple of properties that were originally in his now late father's portfolio. "I believe he was proud of me," Scott said.

Scott is once again striking out, this time as the first president of the New York AHMA. The association began the process of forming before COVID. The pandemic put the new AHMA on hold. Today, the newest AHMA has a Board of Directors and is recruiting members.

"We started the New York AHMA to provide information and to teach management companies," Scott said. "We want to give them the opportunity to learn and keep up to date on the affordable world. We want to lobby whatever agency we need in New York state to make life better for tenants, management companies and owners."

Scott said the founding members are reaching out to fellow successful AHMAs for advice and to see if there are opportunities for joint ventures.

"The goal is to put together an organization that can be successful," Scott said.

He is up to the challenge. Scott said one of his strengths is his ability to talk to people. He prefers to be called by his first name and is always accessible whether it is a client, employee or tenant. Scott also prides himself on the fact that he will deliver on his promises.

"When I speak with tenants, I always try to give them what they want. "I'm good with people. I like in-person [interactions]. The Zoom thing doesn't work for me," he said.

Despite his successes, Scott admits being more organized is a skill he needs to work on. Scott credits his assistant, Lydia, who he calls his work wife, with keeping him on track professionally, while his wife Amy is the person who keeps his personal life organized.

He grew up one of five children, along with a close-knit extended family, in the suburbs of Long Island. Scott said his parents had great moral values, which he passed on to his two young adult sons—one is married, and a lawyer, and the other is in finance. The family also has two dogs.

"I like to think from a work and charitable side, I learned a lot from my parents. They were both philanthropic," he said. "Giving back is very important. I got lucky in life." **NN**

Jennifer Jones is senior director of communications and public relations for NAHMA.

Welcome New Members

NAHMA welcomes the following new members as of March 16, 2025.

AFFILIATES
Erin Coate, ExactEstate, Roswell, GA
Joseph Holsendolph, Entrata, Roswell, GA
Kevin Laune, Watchtower Security, Maryland Heights, MO
Peter McDowell, Call A Doctor Plus, Canton, CT
Lisa Pyle, Real8 Group, LLC, Baudette, MN
Jim Reilly, Medical Guardian, Philadelphia, PA

ASSOCIATE
Dawn Conley, United Church Homes, Inc., Marion, OH
Grant Sisler, Tangram Group, LLC, Healdsburg, CA

EXECUTIVES
Luai Abdallah, Fairstead, New York, NY
Ira Banks, SDMC, Inc., West Columbia, SC
Ronald Cagno, Westminster Company, Greensboro, NC
Doug Cope, Menorah Housing Foundation, Los Angeles, CA
Cassidy Currie, Methodist Retirement Communities, Spring, TX
Gifty Johnson, McCormack Baron Management, Saint Louis, MO
Ryan LaFollette, Fairstead, New York, NY
Joe Largey , National Church Residences, Columbus, OH
Donna Walker, National Church Residences, Columbus, OH

NAHMANews
National Affordable Housing Management Association
400 North Columbus Street, Suite 203
Alexandria, VA 22314
www.NAHMA.org

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PROTECTING THE INTERESTS OF AFFORDABLE HOUSING PROPERTY MANAGERS AND OWNERS

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Speaking With One Voice

WE HAD A GREAT TURNOUT FOR the annual NAHMA March meeting. We are always grateful to our amazing speakers for taking the time to share their insights with us. And of course, we are appreciative of our members and other guests who choose to spend three days in Washington, D.C., to exchange ideas, learn the latest in the industry, and reconnect with friends and colleagues.

Members also use their time in the nation's capital to visit the Hill to meet with their elected officials and their staff to discuss the matters important to affordable housing. As leaders in the affordable housing industry, your engagement with lawmakers—whether in the District or in your home state—is critical in shaping policies that impact the industry.

Your advocacy is essential in ensuring that affordable housing remains a priority at the federal level. By engaging with lawmakers through meetings, sharing impactful stories, and staying informed on policy developments, you can help shape the future of housing policy.

Congress plays a vital role in determining funding levels, tax incentives, and regulatory

changes affecting affordable housing. Advocacy efforts help to educate lawmakers on the impact of housing policies in their districts; influence legislation that supports affordable housing initiatives; and strengthen relationships with policymakers and their staff.

And not just in March, consider continuing your advocacy when you return home. Please consider an email or letter writing campaign, in-district visits with your elected officials, or even better, invite officials to one of your communities so they can see for themselves the good work we do.

NAHMA's government affairs team has put together a guide to help you whether you are new to grassroots advocacy or a seasoned pro. The guide, NAHMA Advocacy Guide – Engaging with Lawmakers on Affordable Housing March Update, is a resource listing key Congressional members and committees that will likely impact affordable housing policies in the 119th Congress. It, along with other helpful information, can be found by clicking on the Advocacy Resources dropdown under the Advocacy tab on the NAHMA website.

NAHMA's top legislative priorities for 119th Congress can be found by clicking on the Legislative Priorities dropdown also under the Advocacy tab.

Things to remember for effective advocacy: be clear and concise, lawmakers have limited time, stick to key points; use real stories, share local examples to highlight the impact of policies; build long-term relationships, consistent engagement strengthens advocacy efforts; and coordinate with others, partner with NAHMA members in your state.

NAHMA works to amplify its members' voices while striving to meet common goals. When we all speak with one voice, it serves to strengthen our message. **NN**

Peter Lewis, SHCM, CPO, NAHP-e, CGPM, is executive vice president of property management at The Schochet Companies and is chair of the NAHMA Board of Directors.