

NATIONAL LOW INCOME HOUSING COALITION

2013-14 PUBLIC POLICY AGENDA

NLIHC supports all federal policy initiatives that advance our mission and our goals.

Our mission is:

NLIHC is dedicated solely to achieving socially just public policy that assures people with the lowest incomes in the United States have affordable and decent homes.

Our three goals are:

Goal 1: To preserve existing federally assisted homes and housing resources.

There will be no further loss of federally assisted affordable housing units or federal resources for affordable housing or access to housing by extremely low income people.

Goal 2: To expand the supply of low income housing.

The federal government will increase its investment in housing in order to produce, rehabilitate, and/or subsidize at least 3,500,000 units of housing that is affordable and accessible to the lowest income households in the next ten years.

Goal 3: To establish housing stability as the primary purpose of federal low income housing policy.

Housing stability in the neighborhood of one's choice will be understood and accepted as the desired outcome of federal low income housing programs and as foundational to good health, employment, educational achievement, and child well-being for people with the lowest incomes.

In 2013 and 2014, NLIHC will focus on achieving the policy outcomes detailed below. NLIHC will also monitor the federal policy environment and respond to emerging issues as needed.

NATIONAL HOUSING TRUST FUND (NHTF)

- Obtain funding for the NHTF of at least \$5 billion a year, with a goal of \$30 billion a year for 10 years.
- Advance legislation to fund the NHTF with savings gained from reform of the Mortgage Interest Deduction (MID).
- Monitor and influence federal housing finance reform legislation to:
 - (1) ensure that dedicated funding for NHTF is in final bill.
 - (2) protect the statutory authority for the NHTF.
- Monitor and influence use of current and future Fannie Mae and Freddie Mac profits to go to NHTF if possible.
- Develop and advance legislation to direct 20% of profits of Federal Home Loan Banks into NHTF after they have reached required levels of reserves.
- Develop and advance legislation to ensure that rents for NHTF units are affordable for all extremely low income (ELI) households and that the units remain affordable for the longest possible period.
- Monitor and influence implementation of NHTF once funding has been secured.

FEDERAL TAX REFORM

- Advance legislation to fund the NHTF with savings gained from reform of the Mortgage Interest Deduction (MID); advocate for reform that lowers the cap to \$500,000 and converts the deduction to a credit.
- Monitor and influence all proposals to change MID or other homeowner tax subsidies to assure that maximum savings are directed to housing purposes that benefit ELI households.
- Oppose deficit reduction plans that are not balanced with revenue raisers.
- Oppose adverse changes to federal tax expenditures that benefit low income people, including the low income housing tax credit program, the earned income tax credit, and the child tax credit.
- Support tax reform proposals that improve the economic conditions of low income people.

FEDERAL BUDGET

- Advocate for completion of an FY14 appropriations bill at the highest funding level before the FY14 Continuing Resolution expires on January 15, 2014. Ensure that the bill provides sufficient funding to preserve all existing affordable housing units, rental assistance, and resources for extremely low income households.
- Advocate for the highest level of FY15 funding for HUD and USDA Rural Housing Service, ensuring sufficient funding to preserve all existing affordable low income housing units, rental assistance, and resources for extremely low income households.
- Advocate to restore HOME funding to \$2 billion.
- Advocate for sufficient funding for U.S. Census, including the American Community Survey.
- Explore moving discretionary rent assistance programs to mandatory side of federal budget.
- Support canceling sequestration and replacing it with a deficit reduction plan that will protect all affordable housing and other programs that serve low income people.
- Oppose sequestration replacement plans that are not balanced with increased revenues or that implement across-the-board or other cuts to non-defense discretionary and mandatory programs serving low income households.

FORECLOSURE INTERVENTION

- Advance legislation to make permanent the Protecting Tenants in Foreclosure Act (PTFA), to give tenants a private right of action, and to require monitoring and enforcement by federal agencies.
- Monitor and influence implementation of PTFA by federal agencies and GSEs.

ALIGNING FEDERAL HOUSING RESOURCES WITH NEED

- Develop and advance legislation to require that a minimum of 30% of units subsidized by LIHTC, HOME, or the Affordable Housing Program of the Federal Home Loan Banks be affordable to and occupied by ELI households, including veterans, people with special needs, and people who are or have been homeless, without relying on Section 8 vouchers in any form.

HOUSING CHOICE VOUCHERS

- Advance the next iteration of voucher reform legislation, without time limits, MTW expansion beyond what is in stakeholder agreement, or minimum rent increases without strong improvements to hardship exemptions.
- Develop and advance legislation to incentivize state and regional voucher administration.
- Advocate for increase in incremental vouchers and ensure full funding for all current vouchers in FY14 HUD budget; increase VASH, FUP, and NED vouchers.
- Monitor Small Area Fair Market Rent demonstration; seek additional resources so as to encourage PHA participation in demonstration.

PRESERVATION OF PUBLIC AND ASSISTED HOUSING

- Advocate for sufficient funding to meet annual public housing operating and capital costs, as well as increased funding to address backlog of public housing capital needs. Advocate for full funding of existing Section 8 project based contracts.
- Monitor the Rental Assistance Demonstration to assure compliance with tenant protections and maintaining public ownership of public housing.
- Oppose expansion of MTW beyond what is in stakeholder agreement.
- Develop and advance legislation and/or regulations that minimally will include the following:
 - 1) a required unique identifier for each federally assisted housing property (includes public housing),
 - 2) establishment of a national preservation inventory,
 - 3) full resident participation, enhanced voucher protections, and resident first right to purchase their buildings;

- 4) alternatives to converting to market rate for properties with expiring contracts or maturing mortgages;
- 5) tools and resources for residents and advocates to work on preservation of public and assisted housing;
- 6) prohibition of involuntary displacement;
- 7) requirement of one-for-one replacement when demolition is unavoidable.

PLANNING FOR JUST COMMUNITIES

- Monitor and influence improvements to the Consolidated Plan process, including attention to environmental justice implications.
- Monitor and influence the regulations to Affirmatively Further Fair Housing, including attention to environmental justice implications.
- Develop and advance legislation to incentivize state and regional voucher administration.
- Develop and advance legislation and/or administrative reforms to prohibit involuntary displacement.

HOUSING PLUS SERVICES

- Monitor and influence implementation of HEARTH Act.
- Monitor and influence implementation of Section 811 and Section 202 legislation.
- Advance legislation to improve the Section 3 program if new version of Affordable Communities Employment Act of 2011 is introduced in 113th Congress.
- Monitor and influence proposed changes to the Section 3 regulations.
- Support efforts to integrate housing and service programs across federal agencies with special focus on VA, HHS, and DOL.
- Support improved formula for distribution of HOPWA funds.

DISASTER HOUSING

- Advocate for reintroduction of Disaster Recovery Act in 113th Congress; advance legislation.
- Monitor housing needs of low income people displaced by Hurricane Sandy and intervene as needed.