



Campaign for Housing and Community Development Funding

Working to ensure maximum federal resources for housing and community development

FY19 Funding Outlook for Affordable Housing Programs

August 6, 2018

Speakers

- Moderator: **Elayne Weiss**, National Low Income Housing Coalition
- **Doug Rice**, Center on Budget and Policy Priorities
- **Ellen Lurie Hoffman**, National Housing Trust
- **Tess Hembree**, National Association of Housing and Redevelopment Officials
- **Steve Berg**, National Alliance to End Homelessness
- **Joe Lindstrom**, National Low Income Housing Coalition



Agenda

- Budget overview
- Housing Programs
 - Housing Vouchers
 - Project-Based Rental Assistance
 - Housing for Special Populations
 - Public Housing
 - Formula and Block Grant Programs
 - Homeless Assistance
- Opportunities for Advocacy





Campaign for Housing and Community Development Funding

Working to ensure maximum federal resources for housing and community development

Budget Overview: FY19 Housing Vouchers

Doug Rice, Senior Policy Analyst
Center on Budget and Policy Priorities

HUD FY 2019 Budget: Status Update

- Bipartisan Budget Act of 2018 raised 2018 & 2019 discretionary program funding caps
- Trump 2019 HUD Budget proposed deep funding cuts, policy changes to raise rents
- House & Senate appropriations committees each approved twelve 2019 funding bills at levels consistent with BBA caps
- House has passed 5 of 12 bills, Senate has passed 7, including the 2019 T-HUD bill

Path to a Final HUD FY 2019 Budget

- To finalize 2019 budgets for HUD & other agencies, House & Senate must agree on how to divide funding among 12 bills
- House & Senate must then agree on program funding and policies in 12 bills
- President must sign the bill into law
- Each of these presents challenges, although the BBA agreement on funding caps helps

HUD FY 2019 Budget: Outlook

- Most likely: In September, lawmakers will approve a funding resolution (CR) to carry HUD & other agencies through elections; aim to approve final 2019 budgets for HUD, etc., by December
- Less likely: In September, lawmakers will approve 2019 funding bills for some agencies (could include HUD), CR for others
- Less likely: In December, lawmakers fail to reach agreement, approve CR to postpone final 2019 budget decisions to early 2019

Outlook for Other HUD Legislation

- Trump 2019 Budget's proposed rent hikes, other benefit cuts: no traction to date
- Promoting Resident Opportunity through Rent Reform Act of 2018 (Rep. Ross): House Financial Services Committee hearing 4/25
- Fostering Stable Housing Opportunities Act of 2017 (HR 2069): House Financial Services Committee approved 7/24
- Transitional Housing for Recovery in Viable Environments Demonstration Program (THRIVE) Act (HR 5735): House passed 6/14

Housing Choice Vouchers

Housing Choice Voucher Funding for Fiscal Year 2019, in millions

	2018	Trump 2019	House 2019	Senate 2019
Renewals	\$19,600	\$17,514	\$20,107	\$20,520
Tenant protection	\$85	\$140	\$85	\$85
Agency administration	\$1,760	\$1,550	\$1,800	\$1,957
Mainstream renewals & administration	\$120	\$107	~\$120	~\$120
Mobility demonstration	-	-	\$50	-
Family Unification Program vouchers	\$20	-	-	\$20
New vouchers for veterans, people with disabilities	\$430	\$4	~\$270	~\$34
Total	\$22,015	\$19,315	\$22,477	\$22,781

Housing Choice Vouchers: 2019 Goals

- Full renewal funding (Senate bill level)
- Expand vouchers for vulnerable people (House & Senate bills)
- Fund new mobility demonstration (House bill)
- More adequate administrative fees (Senate bill)



Campaign for Housing and Community Development Funding

Working to ensure maximum federal resources for housing and community development

Project-Based Rental Assistance and Housing for Special Populations

Ellen Lurie Hoffman, Federal Policy Director
National Housing Trust

POLICY INNOVATION

LENDING

DEVELOPMENT

ENERGY SOLUTIONS

Project-Based Rental Assistance (PBRA) FY 2019 Funding Needs

Ellen Lurie Hoffman,
Federal Policy Director
National Housing Trust



About NHT

The National Housing Trust protects, improves and maintains existing affordable housing so that low-income families can live in quality neighborhoods with access to opportunities.

Policy Innovation

Lending

Real Estate Development

Energy Solutions



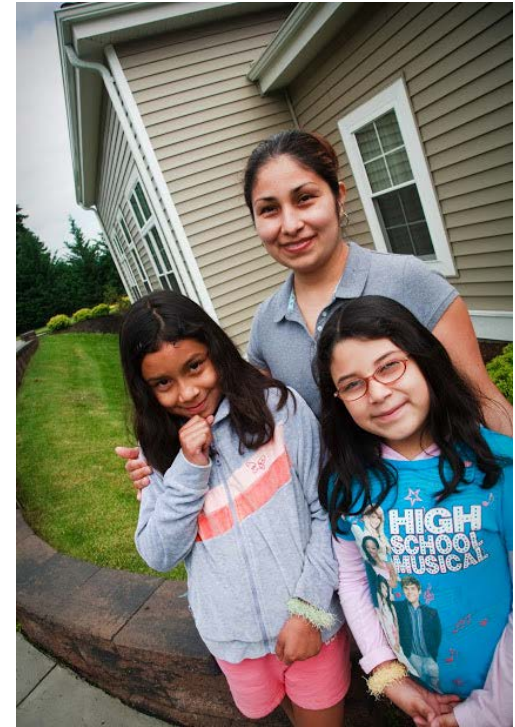
What is PBRA?

- PBRA = a public-private partnership which provides affordable housing for over 1.2M low- and very-low-income households across the country.
- Average household income = \$12K
- 56% of PBRA households include someone with a disability or who is elderly.
- PBRA is administered by HUD, provides private owners of multifamily housing with a long-term contract to make units affordable.
- Residents pay 30% of their income for rent, federal government provides the difference.
- According to HUD, all federal rental assistance only serves 25% of eligible residents.



Senate & House Bills Fully Fund PBRA

- Both Senate & House bills provide \$11.7B to renew all PBRA contracts for 12 months.
- This funding level covers the rising cost of private market rents & avoids displacing any residents.
- PBRA contracts allow owners to leverage private debt & equity to permit portfolio refinancing & rehab. Full funding maintains investor & lender confidence.



Section 202

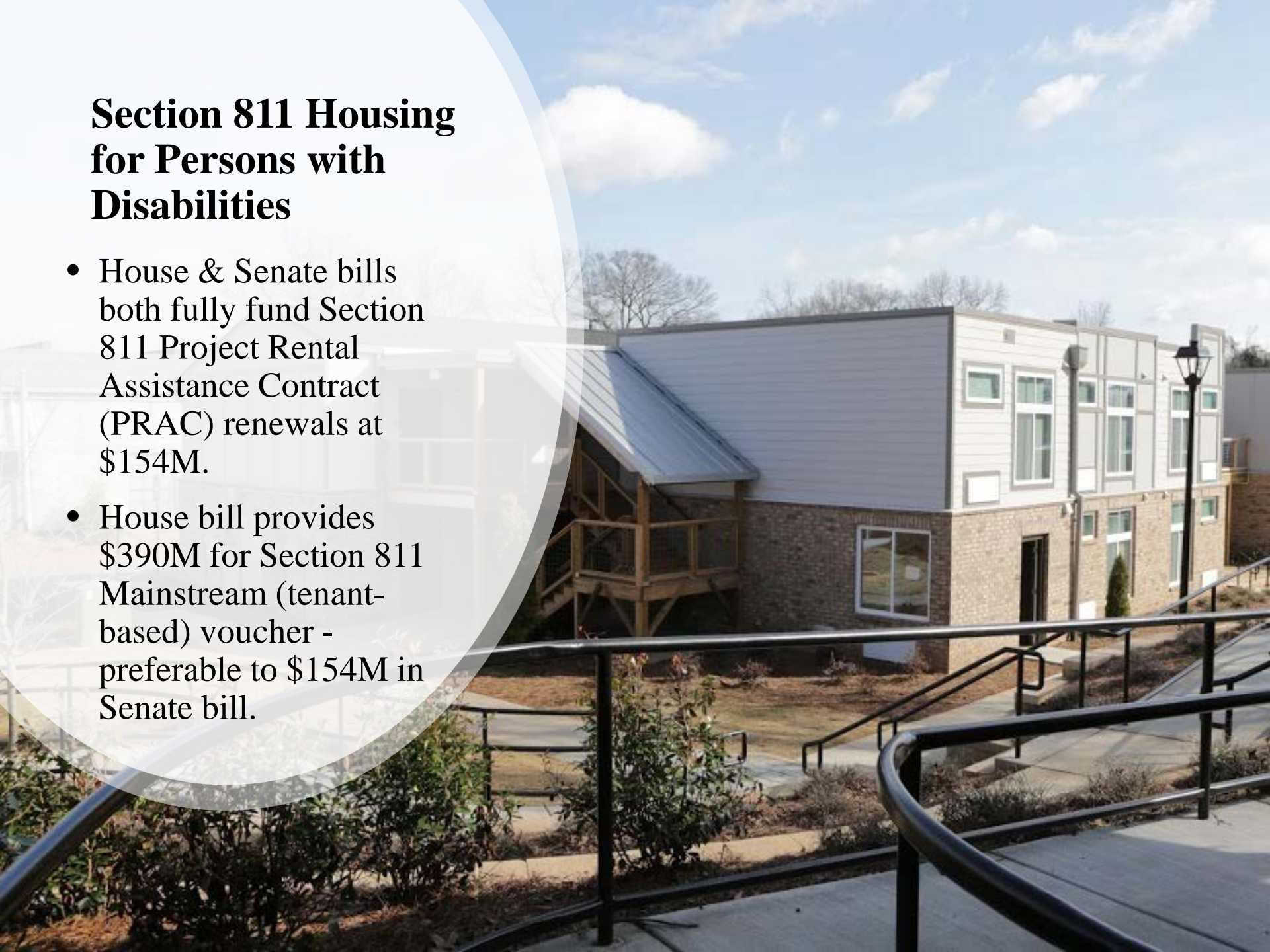
Housing for the Elderly

- Both House & Senate bills provide \$678M in overall funding for Section 202.
- Senate bill allocates slightly more for new construction (\$51M) than House bill (\$46M).
- Need more funding for new construction (\$600M).
- Need expansion of service coordinator funding for coordinators at 500 more properties.



Section 811 Housing for Persons with Disabilities

- House & Senate bills both fully fund Section 811 Project Rental Assistance Contract (PRAC) renewals at \$154M.
- House bill provides \$390M for Section 811 Mainstream (tenant-based) voucher - preferable to \$154M in Senate bill.



Rural Housing Appropriations

- Both the House & Senate bills provide \$1.3B for Section 521 Rental Assistance. It's unclear if this is adequate due to lack of USDA data.
- Senate bill included helpful amendment directing USDA to study the need to preserve rental units in light of maturing mortgages.
- House bill provides slightly more for the Rental Preservation Demonstration (\$25M) than the Senate bill (\$24M).
- Both bills provide \$40M for Section 515 Rental Housing Direct Loans.





Campaign for Housing and Community Development Funding

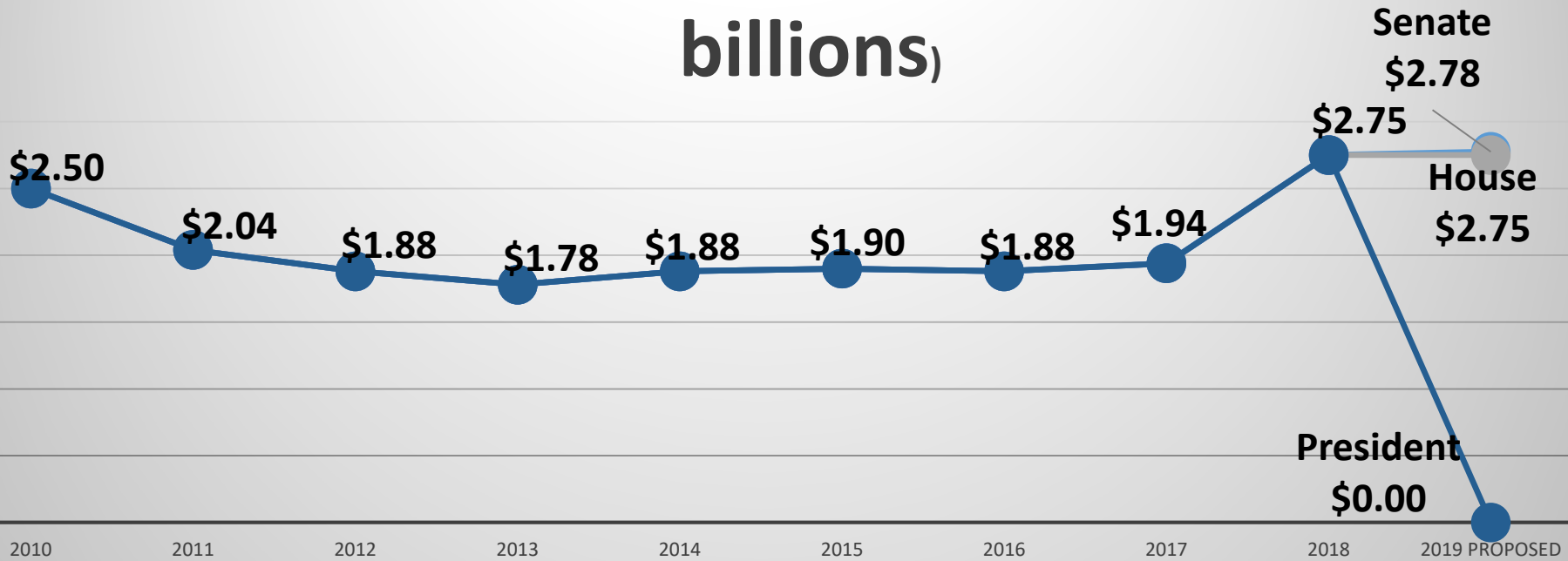
Working to ensure maximum federal resources for housing and community development

Public Housing and Formula Block Grant Programs

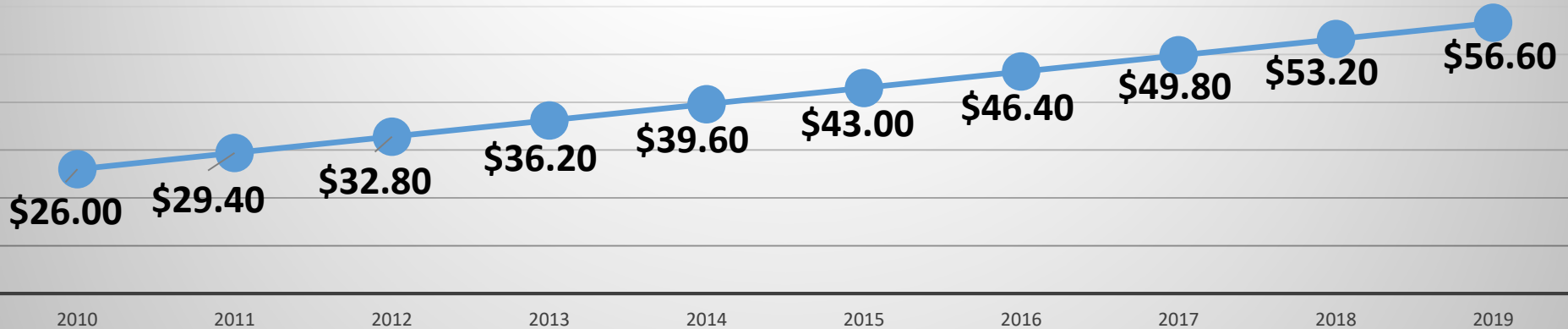
Tess Hembree, Director of Congressional Relations

National Association of Housing and
Redevelopment Officials

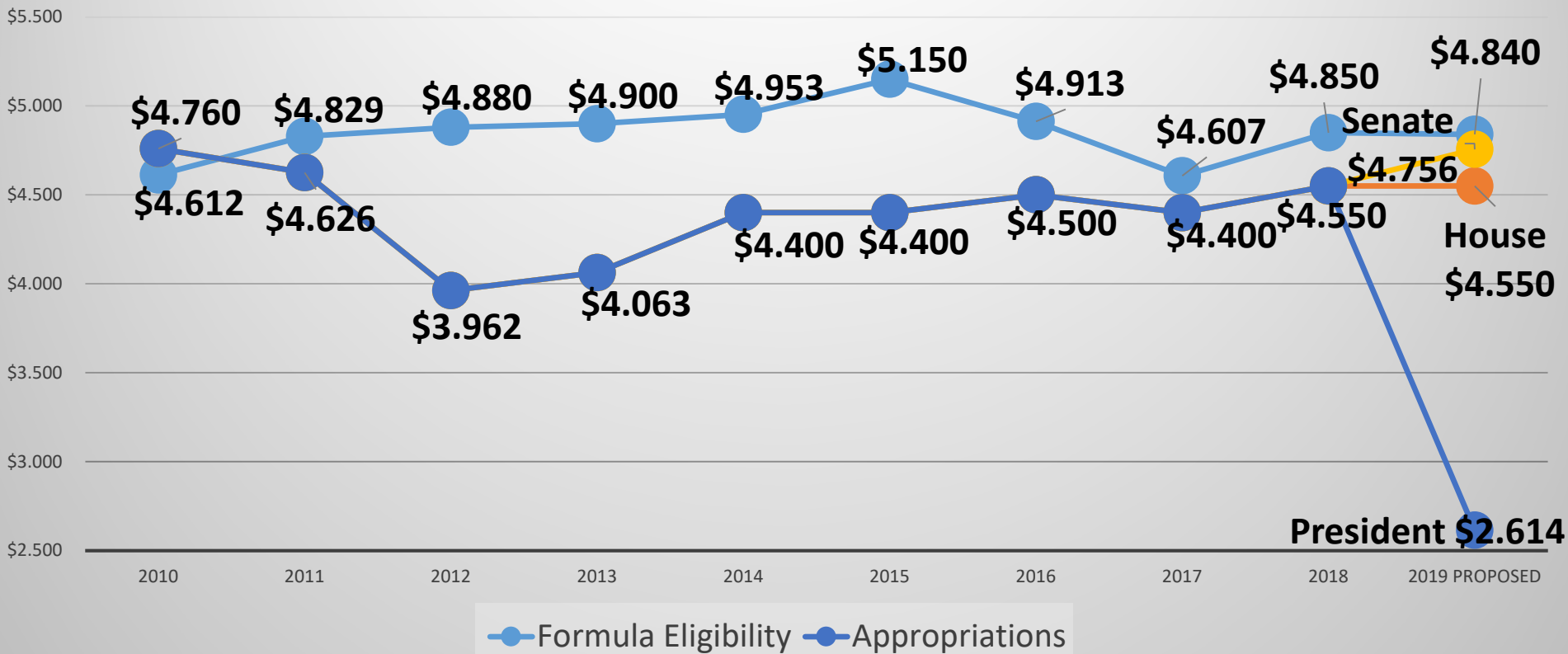
Public Housing Capital Fund (\$ in billions)



Annual Capital Fund Backlog as Established by HUD's 2010 Capital Needs Assessment (\$ in billions)



Public Housing Operating Fund (\$ in billions)



Public Housing

Capital Fund

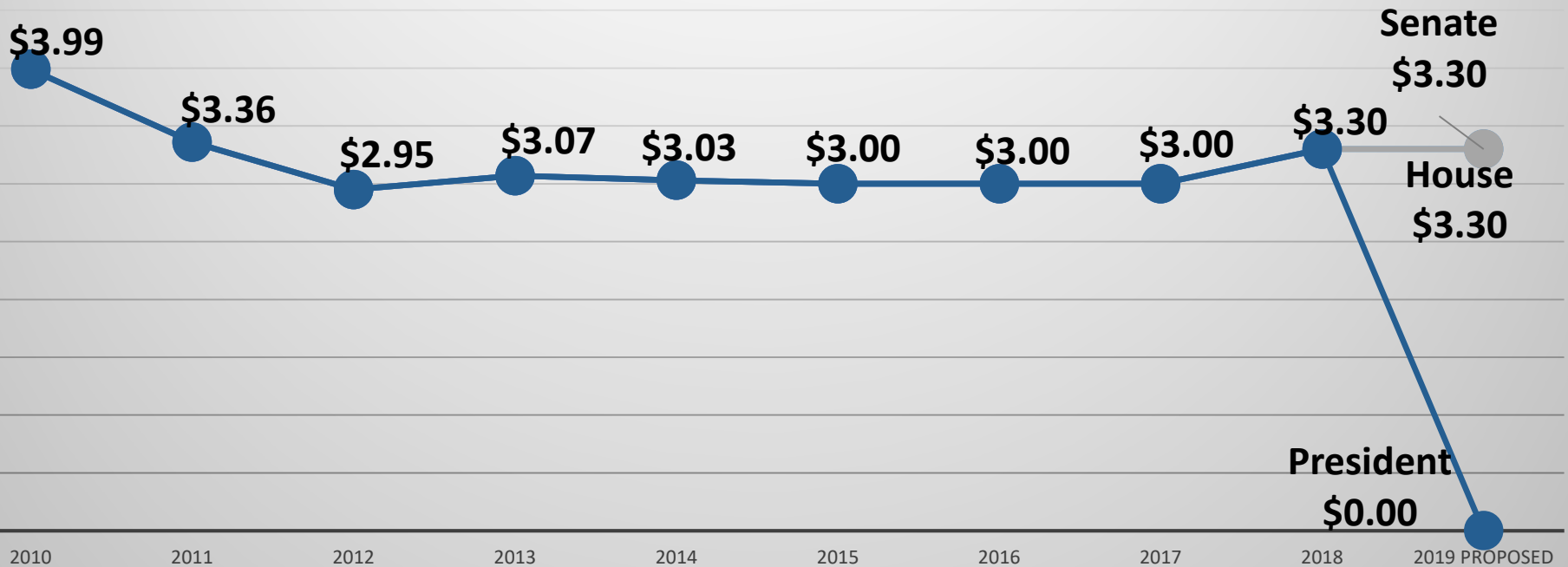
- House maintains current funding level, Senate increases \$25 million
- House creates \$30 million competitive program for demolition of most distressed units, relocation of residents
- Still well short of \$3.4 billion annual accrual, massive \$50 billion + backlog

Operating Fund

- House proration= approx. 94%
- Senate proration= approx. 98%

Community Development Block Grant

(\$ in billions)



HOME Investment Partnerships (\$ in billions)



Community Development Programs

CDBG

- Both House, Senate maintain level funding

HOME

- Senate maintains level funding, House cuts by \$162 million



Campaign for Housing and Community Development Funding

Working to ensure maximum federal resources for housing and community development

Homeless Assistance Programs

Steve Berg, Vice President for Programs & Policy

National Alliance to End Homelessness

Appropriations: Homeless Assistance Grants

- HUD's McKinney-Vento Homeless Assistance Grants account funds local programs to keep people who become homeless safe and get them quickly back into housing
 - Emergency Solutions Grant (ESG) formula grant program
 - Competitive Continuum of Care (CoC) program

Appropriations: Homeless Assistance Grants

- Current status:
 - The FY 2018 bill included \$2.513 billion (mostly rent for existing supportive housing)
 - House Committee FY19: \$2.571 billion (maintain existing capacity, DV initiative, unsheltered initiative)
 - Senate FY19: \$2.612 billion (maintain existing capacity, DV initiative, youth initiative)
- Our FY 2019 ask: \$2.8 billion



Campaign for Housing and Community Development Funding

Working to ensure maximum federal resources for housing and community development

Advocacy Tips and Opportunities

Joe Lindstrom, Manager of Field Organizing
National Low Income Housing Coalition

What you can do now



The Ask:

Urge Congress to work together to pass the Senate version of the FY19 budget, ensuring housing and community development programs receive the highest level of funding possible for the upcoming year.

The Targets:

Every Representative and Senator

- **Not just focusing on appropriations committees at this point**

August Recess and In-District Advocacy



District Work Period

- Both houses of Congress are out until September 4
- Recess periods are excellent opportunities for member-level meetings
- Elected officials will enjoy potential photo-ops of attending your events or meeting with your members/residents
- In an election year, it might be tougher to get on their schedules

Contact members of Congress

- Call your Representative and Senators at DC or district offices
- Utilize existing relationships with staff
- Share information about the impact of your federally-funded programs
- Tweet at them!

Candidate Engagement

Make Affordable Homes Part of the Debate

- Candidate questionnaires
- Candidate forums
- Factsheets for candidates
- Town hall meetings
- Respond directly to candidates statements
 - Op-eds
 - Blog posts
 - Social media

Our Homes, Our votes

- www.ourhomes-ourvotes.org
- Candidate Engagement webinar on Tuesday, August 7, 3:00pm ET
 - RSVP at: <https://bit.ly/2KooyTi>



OURHOMES-OURVOTES.ORG

For More Information

Elayne Weiss, National Low
Income Housing Coalition

Email: eweiss@nlihc.org

Twitter: @elaynebw

Doug Rice, Center on Budget and
Policy Priorities

Email: rice@cbpp.org

Twitter: @HUDBudgetGeek

Ellen Lurie Hoffman, National
Housing Trust

Email: eluriehoffman@nhtinc.org

Twitter: @EllenLHoffman

Tess Hembree, National
Association of Housing and
Redevelopment Officials

Email: thembree@nahro.org

Twitter: @tchembree

Steve Berg, National Alliance to
End Homelessness

Email: sberg@naeh.org

Twitter: @sberg0

Joe Lindstrom, National Low
Income Housing Coalition

Email: jlindstrom@nlihc.org

Twitter: @JosephLindstrom



Campaign for Housing and Community Development Funding

Working to ensure maximum federal resources for housing and community development