

**2021 – 2023 Housing Committee
Transition Report
for Incoming 2023 – 2025 Housing Committee**

The Housing Committee's 2021 – 2023 term was incredibly productive. The committee carried out several activities in addition to recommending policies to the Board of Governors to ratify as national organizational positions.

Activities completed by the committee include the following:

- The committee engaged with the following policy and legal experts:
 - Georgi Banna of Ballard Spahr (before he was a member of the committee) discussed potential issues with HUD's planned changes to the Annual Contributions Contract.
 - Phil Tegeler of the Poverty & Race Research Action Council (PRRAC) spoke to the Housing Committee and the CR&D Committee about his thoughts on the Affirmatively Furthering Fair Housing rule.
 - Leah Lozier of the HUD Policy Development and Research came and discussed HUD's Learning Agenda which highlights activities that HUD will be researching and listened to suggestions from committee members.
 - Marianne Nazzaro, Deputy Assistant Secretary, Office for Public Housing Investments discussed the future of Public Housing with the Housing Committee, CR&D, and IRGE.
 - Pamela Roberts, Senior Staff Associate at Econometrica, Inc. discussed a HCV Property Owner Performance Toolkit with the Housing Committee and CR&D.
- The committee completed the following policy-related activities:
 - Sent letter to HUD on ideas to increase voucher utilization;
 - Held discussion on NSPIRE protocol and sent comment letter to HUD;
 - Sent letter to HUD on structuring Fair Use vouchers;
 - Held discussion on Build America, Buy America and sent comment letter to HUD;
 - Held discussions on Emergency Housing Vouchers;
 - Discussed bill to increase PBV portfolio cap;
 - Discussed bill to deconcentrate vouchers in areas of poverty;
 - Discussed Physical Needs Assessment and sent letter to HUD;
 - Passed resolution supporting "Housing Access Improvement Act," which would increase PBV portfolio cap to 50%;
 - Held discussion on updates to VAWA forms that bring them in line with 2013 VAWA reauthorization;
 - Held discussion Build America, Buy America waivers;
 - Held discussion on potential SEMAP changes;
 - Held second discussion on VAWA forms that bring them in line with 2013 VAWA reauthorization;
 - Held another discussion on potential SEMAP changes, particularly whether success rates should be used in SEMAP;
 - Members provided written input on whether subsidy layering reviews for non-LIHTC transactions should be done state housing finance agencies;
 - Sent letter to HUD on expressing NAHRO's views on proposed changes to SEMAP;
 - Discussed new AFFH proposed rule;
 - Public Housing Subcommittee held a discussion on proposed changes to PHAS with the Small Agency Advisory Committee;
 - Held discussion on the MTW Regionalization notice (PIH 2023-08);

- Held discussion on proposed NSPIRE Scoring Notice;
- Discussed various policy provisions proposed by the President's Fiscal Year 2024 budget;
- Held another discussion on the slow spending of EHV service fees;
- Held discussion on HUD's Section 504 regulations concerning federal accessibility standards .
- Discussed and passed a resolution on increasing RAD rents for early RAD adopters;
- Discussed the implementation of NSPIRE and NSPIRE-V;
- Discussed the changes to the proposed 50058;
- The committee completed the following actions related to diversity, equity, and inclusion:
 - Discussed bill to deconcentrate vouchers in areas of poverty;
 - Discussed proposed rule to affirmatively further fair housing; and
 - Phil Tegeler of the Poverty & Race Research Action Council (PRRAC) spoke to the Housing Committee and the CR&D Committee about his thoughts on the Affirmatively Furthering Fair Housing.

Finally, the committee responded to numerous NAHRO staff inquiries, posted informational materials, sent meeting summaries, and held joint meetings with other committees.