



## National Association of Housing and Redevelopment Officials

630 Eye Street NW, Washington DC 20001-3736  
(202) 289-3500 Toll Free: (877) 866-2476 Fax: (202) 289-8181

### NEW POLICY CONCEPTS IN RESPONSE TO COVID-19

#### ***New Housing Construction***

Since 1999, almost 300,000 permanently affordable units have come off the Public Housing rolls. The significant affordable housing crisis that we face has been exacerbated by the impacts of COVID-19 and permanently affordable housing must be part of the solution. As such, NAHRO recommends Congress fund the construction and operation of 300,000 new units of permanently affordable housing across the country. **NAHRO recommends that Congress provide \$54 billion for new housing construction so that PHAs can construct these desperately needed housing units.**

#### ***New Housing Monthly Subsidy***

There have been 286,367 Public Housing units that have gone offline since 1999, predominantly through public housing repositioning. As such, NAHRO recommends Congress fund the monthly operating subsidy of new public housing units up to the 1999 Faircloth Limit. This would provide an additional 286,367 units of permanently affordable housing across the country that will provide safe and healthy homes to more than 600,000 low-income people and for these units to remain permanently affordable monthly operating subsidy is required. HUD data show that the average monthly subsidy for a Public Housing unit is \$640. **Congress must provide \$2.5 billion to operate these units efficiently and safely.**

#### ***Permanent Voucher Assistance***

The Housing Choice Voucher (HCV) program is greatly underfunded and should be expanded to cover every individual with an income at or below 60 percent of the Area Median Income (AMI) in addition to those who currently qualify. As stated earlier, the Coronavirus pandemic has only increased the need for affordable housing and with only one in four eligible households receiving rental assistance, a significant and bold investment must be made.

President: **Sunny Shaw**, CME, C-PHM; Senior Vice President: **Patricia S. Wells**, CME; VP-Housing: **Lisa Ann Garcia**, CME, CMVO;  
VP-Member Services: **Denita Johnson**; VP-Budget and Administration: **Clif Martin**, CME, CMPO, SPHM, PHM; VP-Commissioners: **Karina Mason Rorris**, NCC;  
VP-Community Revitalization and Development: **Stacy L. Spann**; VP-Professional Development: **Sally Stang**, CMVO, CRPBV;  
VP-International Research and Global Exchange: **Alan Zais**, SPHM, PHM; Chief Executive Officer: **Adrienne Todman**

In addition to increased voucher funding (including full funding for administrative fees), there must be services provided with the HCV program. These services will allow program participants to effectively find and lease units in neighborhoods of their choice, irrespective of age or disability. Services should include the following:

- Search assistance (including help preparing rental documents, information about neighborhoods, help identifying units, and connecting with landlords),
- Increased landlord engagement (including explaining the program to landlords, a damage mitigation fund, and an expedited inspection and lease-up process, etc.),
- Short term financial assistance (including funds for application screening fees, security deposits, other financial impediments, etc.), and
- Other services as needed.

**NAHRO recommends \$90.2 billion for approximately 8 million new permanent Housing Choice Vouchers, their administration, and the needed services to ensure the family's success in maintaining safe and healthy housing.**

#### ***Permanent Administrative Flexibilities***

The CARES Act has provided HUD with broad and sweeping statutory and regulatory waiver authority to allow PHAs to quickly meet the changing conditions on-the-ground. HUD has waived and relaxed several Public Housing and Housing Choice Voucher program statutory and regulatory requirements and is discussing additional waivers. PHAs and CDAs, particularly small PHAs, are using these waivers to serve their residents and community more efficiently. The current program environment of streamlined oversight has allowed PHAs and CDAs to be nimble and responsive to their community while being diligent and protective stewards of precious federal funds. **Allowing these waivers and relaxed requirements to become permanent will ease operation and oversight burdens of both the PHAs, CDAs, and HUD while ensuring federal, taxpayer funds are used effectively and for their intended purpose.**