

THE HFA INSTITUTE 2019

HOME and Housing Trust Fund Updates

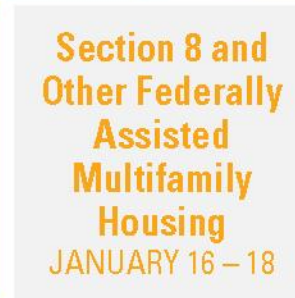
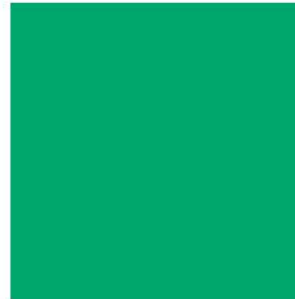
Garth Rieman

January 14, 2019



National Council of
State Housing Agencies

HOME and
Housing Trust
Fund
JANUARY 13 – 15



Housing Credit
JANUARY 15 – 17

MRBs and
Other Federal
Homeownership
Programs
JANUARY 16 – 18

Section 8 and
Other Federally
Assisted
Multifamily
Housing
JANUARY 16 – 18

NCSHA 2019 Priorities

- Protect and strengthen federal support for HOME, HTF, and other affordable housing programs
- Preserve and strengthen Housing Credit and Bonds
- Build HFA and affordable housing role in housing finance reform, including HTF funding
- Foster deregulation and simplification
- Increase affordable housing supply
- Enable innovation
- Gather and visualize data

Legislative Environment

- New House Democratic majority
- Continuing Senate Republican majority
- New Committee members
- Likely legislative priorities

Likely Legislative Priorities

- End the government shutdown
- Continuing budget constraints
- Affordable housing issues
- Housing finance reform, including HTF funding
- Oversight
- Infrastructure

Shutdown Impact

- Only essential activities continue
- 95 percent of HUD and 38 percent of USDA employees furloughed
- Many programs dormant
- Access to agency staff seriously constrained
- Payments to owners and managers limited
- All subsidies at risk at some point
- No speakers at conferences!

HUD Legislative Update

- FY 2019 appropriations
 - President's Budget proposed to eliminate HOME and the Housing Trust Fund
 - No legislative proposals
 - HUD's focus is on program administration and making improvements where possible.

HOME Funding

- FY 2019 House and Senate appropriations bills
 - House bill provides \$1.2 billion for HOME
 - \$162 million or 12 percent less than FY 2018
 - Higher than any other year since FY 2011 when HOME was funded at \$1.6 billion.
 - House bill extends HOME's 24-month commitment deadline suspension through 2021, including for community housing development organizations (CHDOs).

HOME Funding

- FY 2019 House and Senate appropriations bills
 - Senate bill provides \$1.362 billion.
 - Contains similar 24-month commitment deadline suspension through 2021, but not for CHDOs.
- No information yet on final resolution.

HOME Funding

- Administration developing FY 2020 Budget proposal
 - Likely to be very similar to FY 2019

HOME Production Activity

- 1,650,000 units assisted, as of December 3, 2018
 - Rental assistance 514,253
 - Homebuyer assistance 531,312
 - Homeowner assistance 249,287
 - TBRA 354,739

HTF Funding

- HUD announced \$267 million in 2018 HTF funds last May
- 2019 funding amount and schedule uncertain
- New FHFA director adds more uncertainty

HUD Regulatory Update

- Housing Trust Fund final rule out soon
- Proposed rule to streamline Section 3 requirements
 - HUD anticipates that it will be published shortly after the government reopens.
 - HUD planning rollout activities, including webinars.
 - CPD thinks it is critical to help explain how much the new rule is different and to ensure significant comments.
- In process of writing a notice on RAD—relocation, etc.

HUD Guidance Update

- Technical assistance products expected in 2019:
 - OAHP is anticipating coming out with a few TA products including webinars.
 - They will announce these when the government reopens.
 - Some will be underwriting-related.

THE HFA INSTITUTE 2019

HOME and HTF Updates



National Council of
State Housing Agencies

**HOME and
Housing Trust
Fund**
JANUARY 13 – 15



Housing Credit
JANUARY 15 – 17



**MRBs and
Other Federal
Homeownership
Programs**
JANUARY 16 – 18



**Section 8 and
Other Federally
Assisted
Multifamily
Housing**
JANUARY 16 – 18



HOME and HTF Updates

DISCUSSION LEADER

- **Garth Rieman**, Director of Housing Advocacy and Strategic Initiatives | National Council of State Housing Agencies

PARTICIPANTS

- **Steve Lathom**, Senior Project Manager | TDA Consulting
- **Les Warner**, Senior Technical Specialist | ICF