

THE HFA INSTITUTE 2019

Multifamily Program Update

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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 Section 8 and other affordable housing programs
- Preserve and strengthen Housing Credit and Bonds
- Support the FHA-HFA Risk-Sharing Program
- Build HFA and affordable housing role in housing finance reform
- Represent HFAs' interests in PBCA program

NCSHA 2019 Priorities

- Foster deregulation and simplification
- Increase affordable housing supply
- Enable innovation
- Develop and visualize data

Legislative Environment

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

Likely Legislative Priorities

- End the partial government shutdown
- Affordable housing
- Housing Finance Reform
- Oversight
- Infrastructure

HUD Regulatory Update

- Shutdown impact
- Performance-Based Contract Administration
- Risk-Sharing
- Rental assistance policy
- Rental Assistance Demonstration
- Other preservation

Shutdown Impact

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

Performance-Based Contract Administration

- Recent HUD announcements suggest it will release new procurement proposal soon
 - Comments make it appear likely new proposal will not differ substantially from previous proposal
- Recent contract extension notification says HUD will initiate contract renegotiation process soon
 - Responds to House HUD appropriations bill language, which directs HUD to engage the PBCAs and re-negotiate the current contracts to achieve savings while ensuring all important tasks are included.

Risk-Sharing

- Federal Financing Bank (FFB) program terminated 12/31/2018
- Best option is reviving the program or something similar
- Another option is authorizing Ginnie Mae securitization of Risk-Sharing loans
- Open to other strategies for capitalizing Risk-Sharing loans
- Traditional Risk-Sharing program is still running