



Colleen M. Fisher has served as the Executive Director of the Council for Affordable and Rural Housing (CARH) since 1996. CARH represents the interests of over 300 companies that are involved in the building, development, financing, management, and ownership of housing in rural areas across the country.

Prior to joining CARH, Ms. Fisher was the Industry Relations Manager in the Resolution Trust Corporation's (RTC) National Marketing Department in Washington, DC, Vice President for Government Relations for the National Apartment Association (NAA) and as a Legislative Assistant for former Senator Richard S. Schweiker (R-PA). She was also a Majority Professional Staff member on the United States Senate Appropriations Committee, where she worked for former Senator Jake Garn (R-UT) on the HUD-VA and Independent Agencies Subcommittee.

Ms. Fisher serves on the Board of Directors for the National Affordable Housing Preservation Associates, Inc. (NAHPA) and the Fredericksburg Festival of the Arts Council and is a member of Fannie Mae's Rural Duty to Serve Advisory Council. She is a past member of the Advisory Board for the Housing and Development Reporter (HDR) and Fannie Mae's National Housing Advisory Council.

Ms. Fisher earned her Bachelor of Arts degree from Georgetown University and her Master's degree from George Washington University.

CARH National Office Report

TO: CARH Board of Directors
FROM: Colleen M. Fisher *CMF*
Executive Director
Date: September 21, 2021
Re: National Office Report

The following are national office and membership related activities that have been undertaken for the CARH membership since the last board of directors meeting held in June:

Please note: Due to the COVID-19 pandemic and the many issues surrounding it, any meetings referenced in this report were held via conference call or over a virtual platform (i.e., Zoom, WebEx, etc.).

- Advocated for additional monies for the Section 521 Rental Assistance (RA) program, particularly for current non-RA residents. While we continued to advocate for \$300 million, in the American Rescue Plan (ARP) Act of 2021 (Public Law 117-2), Congress agreed to provide only \$100 million based on information received from RD. In addition to the \$25 billion in the Consolidated Appropriations Act of 2021 (Public Law 116-260), the ARP Act provides an additional \$21.55 billion to the Department of Treasury for the Emergency Rental Assistance programs (ERAP).
- Continued to advocate for funding for RD's multifamily programs in the Build Back Better Act. Worked with the National Rural Housing Council, Housing Assistance Council, and expertise of Tanya Eastwood on preservation language. The House Financial Services Committee has recommended \$4.3 billion in funding for new construction and preservation as well as an additional \$200 million in funding for non-Rental Assistance residents. Continue to work to ensure that the Senate also supports those provisions.
- Continued to work with the ACTION Coalition as a steering committee member on efforts to have provision of H.R. 2573, the Affordable Housing Credit Improvement Act of 2021 to the Build Back Better Act currently in the House. Working to ensure that the Senate also supports those provisions in the companion bill, S.1136, the Affordable Housing Credit Improvement Act of 2021.
- Had several phone calls with a variety of individuals from the Domestic Policy Office within the White House on a myriad of issues including infrastructure, ERAP, FY 2022 budget, and measures to increase COVID-19 vaccination rates across the country.
- Continued to brief Congressional staff on Rural Development's (RD) multifamily programs and continued to advocate for oversight hearings, particularly before the Senate Banking Committee which would explore the agency's current preservation policies and procedures.

- Sent several letters to RD on a variety of topics including some of the issues that members are experiencing with the realignment, management, and owner issues as well as interpretation of recently passed legislation.
- Continued to work with a coalition of affordable housing groups on a variety of issues regarding the remaining FY 2021 budget and planning for the FY 2022 budget. Continued to monitor funding for all RD's housing programs including the RA program as well as the Department of Housing and Urban Development's (HUD) multifamily programs and initiatives.
- Worked with other affordable housing groups on a myriad of portfolio servicing issues, both at RD and at HUD. Also continued to work on resolving preservation regulatory issues, including appraisal and underwriting concerns.
- Cosigned multiple letters with other affordable groups to leadership on Capitol Hill and the Administration regarding the need for RA as the eviction moratorium continued. Advocated with other affordable housing groups for additional monies for both HUD and RD to help owners and residents contend with the COVID-19 pandemic.
- Continued to work with the Disaster Policy Working Group on a myriad of issues involving disaster-related events.
- Contacted State Affiliated Associations regarding upcoming meetings (in person or virtual) to provide support, as needed.
- Scheduled to speak at two-in person state affiliated association/industry meeting this Fall. Other scheduled state association meetings have been rescheduled for 2022 due to the continued COVID-19 pandemic. Participating via Zoom in two non-CARH conferences on panels dealing with rural housing and preservation.
- Continued to update the COVID-19 information page on the CARH website with up-to-date information affecting our industry.
- Scheduled and held conference calls as a follow-up to committees' recommendations at the June Annual Meeting.
- Updated issue briefs on relevant topics. These issue briefs will be used throughout the year and will be available on CARH's website for use by CARH members in correspondence and meeting with their members of Congress.
- Began preparations for the virtual September board of directors meeting. Held a Legislative Update for the board on September 8 and asked that they reach out to their members of Congress and appropriate staff to hold meetings to discuss industry issues before the board meeting.

- Scheduled meeting for board of directors to meet with national office RD and HUD officials before the board of directors meeting.
- Began preparations for the 2022 Midyear Meeting at the Hotel del Coronado in San Diego, California. CARH staff continue to monitor current federal and local COVID-19 data, travel advisories, and quarantine issues in advance of the meeting.
- Working with the Scholarship Foundation, began work on updated the scholarships to better ensure that only eligible applicants apply (i.e., those in low-income, rural areas and CARH members). Applications for the 2022 scholarships will be posted in the Fall with an April 2022 due date.
- Currently 20 recipients are in college or a technical school and receiving scholarship funds. 40 recipients have graduated or no longer received scholarship funds.
- Gained one new member since the last board meeting. The new members are:

| Company | Contact | City | State | Membership Level |
|------------------------------|------------------|-------------|--------------|-------------------------|
| Trinity Development Alliance | Kristen Dernbach | Nashville | TN | Basic |

- Closing out the membership books for membership year 2021. Preparing for the 2022 membership dues renewal cycle. Invoices will be sent out in October for the 2022 dues year, with a due date of January 1, 2022. Lost 24 members in 2021 (11 direct and 13 state affiliated). Gained 13 new members (8 direct and 5 state affiliated) and one member upgraded their membership from Associate to Advisory Trustee.
- Continued to inform members of industry news through CARH’s broadcast email system, including breaking appropriations news. Issued 11 new alerts since the last board meeting.
- Continued to add updates affecting the industry in the Newsroom section of the CARH website.
- Researched, compiled, and distributed daily *Electronic AN Express*.
- The June/July edition of *CARH News* was distributed. The August/September will be sent out by the end of September.
- The Fall issue of the *Insights for On-sites* is being drafted.
- Continued to send Preferred Buyer Vendors updated CARH membership and property information, and to solicit new marketing materials. Sent one email to membership per Preferred Buyer Vendor reminding members of the program and encouraging use by CARH members.

- Maintained the “Affordable Housing Headlines” section on the CARH website. This section provides daily breaking news that affects CARH members from the *Washington Post*, *The Hill*, the *New York Times*, *Politico*, the *Wall Street Journal*, and many more news organizations.
- CARH continues to use Twitter as an additional way to communicate with our followers providing CARH-related information and breaking news. Visit @CARHNews.
- Continue to use LinkedIn account as another opportunity to use social media to inform our members and recruit new members. We are located under Companies by searching “Council for Affordable and Rural Housing.”
- Continue to use Facebook Page that is linked to our Twitter feed. The page serves to bring up-to-date CARH news to members, as well as to disseminate relevant industry information. You can find us at “Council for Affordable and Rural Housing.”
- Continued to work on CARH website, updating it regularly through content management system, observing traffic to the site, in order to collect data useful for marketing purposes.
- Continued to send direct and electronic marketing pieces to potential members referred by other CARH members and the CARH website.
- Continued to update membership databases, electronic membership directory on CARH website, and print directory.

Infrastructure & Rural Housing



Council for Affordable and Rural Housing

Infrastructure and Rural Housing

Affordable rural housing is essential to any infrastructure proposal or discussion. If you build roads, factories, and community facilities they are all there solely to support the rural residents who travel, work, and live-in rural communities. Housing rural residents in decent housing must be the goal and the destination. While we hear more about homeownership, which is important, rural rental housing provides an oversized impact in per unit construction jobs, allows residents mobility to move as needed for work and family, and creates ongoing operating and maintenance jobs.

In multifamily rental housing, the one-year impacts for building 100 apartment units is the creation of 161 local jobs, while \$11.7 million in local income and \$2.2 million in local taxes and government revenue are created over that one year. In addition, there are 44 local recurring jobs with \$2.6 million and \$503,000 in estimated local taxes and government revenue, generating more than \$3.3 million in federal, state, and local revenue. *The Economic Impact of Home Building in a Typical Local Area, Income, Jobs and Taxes Generated*, National Association of Home Builders (NAHB) (April 2015). Substantial rehabilitation provides analogous impacts to new construction. According to an earlier NAHB study, **100 apartment units of typical low-income housing tax credit construction generates 116 jobs (about half are in construction sector), \$8.7 million in income locally and \$3.3 million in local, state, and federal taxes.**

Creating more infrastructure jobs in rural rental housing requires increased access to credit, consistent revenues, and job supporting tax code. Rural areas, however, have a built-in credit barrier since rural areas are always small market areas for local business providing mortgage loans locally.

CARH has been pleased to be part of the Rebuild Rural Coalition which was organized in order to bring focus to the infrastructure needs of rural America. We agree that infrastructure legislation by Congress should specifically address the unique needs of agriculture and rural communities. We applaud efforts to increase broadband in rural America. Broadband will do much to increase rural American's access to healthcare and business opportunities. However, during this past year, an overlooked aspect of broadband development was how it also increased the livelihood of residents by allowing them to work from home and allowing school aged children access to the internet for virtual schooling. Roads and other infrastructure needs that have been identified are vitally important. CARH believes a very needed ingredient to the infrastructure bill is affordable housing for rural Americans. Congress needs to put forward, as an infrastructure priority, affordable housing funding and program assistance for rural communities.

Affordable rental housing issues affect residents and a vast array of local government, non-profit, and limited-profit participants working together in partnership. Rural renters are more than twice as likely to live in substandard housing compared to people who own their own homes. With lower median incomes and higher poverty rates than homeowners, many renters are simply unable to find decent housing that is also affordable. While the demand for rental housing in rural areas remains high, the supply, particularly of new housing, has decreased. Housing instability has well-documented effects on the education and health of this country's greatest asset, our children. Neither the private nor the public sector can produce affordable rural housing independently of the other; it needs to be a partnership.

The United States Department of Agriculture's (USDA) Rural Development (RD) Multifamily Preservation and Revitalization (MPR) demonstration program has shown preservation can be successful but the number of properties able to be preserved with current resources will not save most of the portfolio. It is simply moving too slowly and too few are preserved each year. The latest statistics from RD indicate that the 514 and 515 portfolios consist of 13,348 apartment complexes containing 413,885 rental homes. This is a large portfolio, but it is also a staggering decrease of more than 14,400 properties and over 111,000 apartment homes since the programs' inception in 1963 – an approximate 51% reduction in the housing stock. The Section 515 properties are geographically dispersed across all rural America.

In 2002, RD estimated that 4,250 Section 515 properties with 85,000 units “will physically deteriorate to the point of being unsafe or unsanitary within the next 5 years.” At that time, RD estimated it would need \$850 million to maintain just this portion of the portfolio, and that as much as \$3.2 billion will be required for portfolio-wide rehabilitation. Due to the lack of funding for RD from 2002 to today, little progress has been made on portfolio-wide. Adjusted for inflation, the 2002 \$3.2 billion estimate is now approximately \$5.6 billion. **CARH supports efforts to include in the Build Back Better Act funding for this important housing stock in rural America. As recommended by the House Financial Services Committee there would be:**

- A total allocation for RD multifamily would be **\$4.74 billion**, of which **\$4.3 billion** would be for the purpose of conducting new construction, improvements to energy and water efficiency or climate resilience, the removal of health and safety hazards, and the preservation and revitalization of the RD's existing Section 515 portfolio. The proposal would also provide language outlining terms and conditions for preservation that track language from prior Multifamily Preservation and Revitalization (MPR) *Federal Register* Notices of Funding Availability. Funding could be used for Section 514/516 Farm Labor Housing.
- Currently, RD has a five to six year waiting period before an application that has been submitted and approved for revitalization is actually funded. The **\$4.3 billion** that would be allocated, while also going for new construction, would also be used for preservation and revitalization, thus helping to clear the pipeline of approved applications waiting for funding. In order to reduce the debt service on a property, other sources of funding are used when revitalizing and preserving a property – to tell these other financing entities that RD funding will not be forthcoming for five to six years is not the right way to go about preservation of a needed portfolio.
- Rural residents who live in multifamily housing administered by RD are low-income and extremely low-income families and seniors with incomes of about \$13,640 per household. Approximately 70% of RD's rural rental housing households receive rental assistance from the RD's Section 521 Rental Assistance (RA) program. At the same time, almost 66,900 households do not receive rental subsidy. RA, like project-based Section 8, pays the difference between 30 percent of a resident's income and the basic rent required to operate the property. Rural renters are unable to benefit from the funding provided for many of HUD's programs since the rural programs are administered through USDA, not HUD.
- Congress did not provide funding in either the [CARES Act \(P.L. 116-136\)](#) or the [Emergency Coronavirus Legislation and Omnibus Appropriations \(P.L. 116-260\)](#) for this vulnerable segment of the rural population. While \$100 million was provided in the [American Rescue Plan of 2021 \(P.L. 117-2\)](#) for current non-RA residents, CARH continues to believe that there needs to be additional funding for the Section 521 program that can be used for existing RA recipients, as well as to assist those renters who do not currently receive RA. RD's current budget cannot cover

the existing portfolio plus RA to previous non-RA recipients. The House Financial Service's proposal would provide an additional **\$200 million** for the Section 521 program which could then be used for providing rental assistance for current non-RA recipients.

- Finally, **\$240 million** would be made available for substantial upgrades to RD's existing technology systems, which are desperately needed. Funds can also be used for administering and overseeing the implementation of up-to-date financial reporting, research and evaluations, and other costs in support of RD's housing programs. CARH has consistently advocated for the agency to upgrade its existing technology systems and hope that there will be further direction that the agency should emphasize those improvements.

Housing Credit & Housing Bond Programs & Rural Housing



Council for Affordable and Rural Housing

Housing Credit and Housing Bond Programs and Rural Housing

Background

The Council for Affordable and Rural Housing (CARH) represents the interests of builders, developers, managers, owners, and suppliers of affordable rural housing throughout the country. Affordable rental housing issues affect residents and a broad array of local government, non-profit and for-profit participants working together in partnership. The need for affordable housing persists and it cannot be adequately addressed except through current delivery mechanisms, developed, and made more efficient over decades of providing affordable housing. In rural areas throughout the country, there continues to be an even more acute need for affordable and decent housing. Rural renters are more than twice as likely to live in substandard housing compared to people who own their own homes. With lower median incomes and higher poverty rates than homeowners, many renters are simply unable to find decent housing that is also affordable. While the demand for rental housing in rural areas remains high, the supply, particularly of new housing, has decreased.

Rural housing is dependent on several sources of funding for construction and preservation of the existing housing stock. The Low-Income Housing Tax Credit (Housing Credit) program as well as Private Activity Housing Bonds, are vital sources for this important housing. The Housing Credit program has worked successfully since its creation in 1986. It bridges the gap between what the market provides and what the market demands. In short, America's elderly, working families, civil servants, and working poor seek to live in or near their jobs, families, and communities. In most of America this need cannot be met. Homeownership is out of reach or not financially viable. Indeed, the cost of providing any new housing or rehabilitating existing housing to current standards without public-private assistance is too expensive for most low-income Americans. The Housing Credit program allows multi-family housing providers to utilize cost effective, energy-efficient housing developments to meet this need. The program also allows non-profit and for-profit companies to work together with local and state governments to raise private equity and put it to use bridging the financial gap. The savings are passed on to the residents in the form of affordable rental housing.

When the Housing Credit program was enacted as part of the Reagan-era Tax Reform Act of 1986, it did not create a large new bureaucracy. Instead, it uses a small policy-setting staff at the Internal Revenue Service to coordinate funding to states which, in turn, works with either state Housing Finance Agencies or local agencies, depending on the local choices. These state and local agencies rigorously inspect and asset-manage, but their job is made easier by the private investment system. Housing Credit investors are strongly motivated to require project operators and managers to comply with housing requirements, even before government inspections. Housing Credits may be awarded through certain tax-exempt Private Activity Bonds for housing (Housing Bonds) or separately as a direct award.

Issues and Recommendations

Since its inception, the Housing Credit program has created homes for approximately 2.4 million families. For each 100 apartment units, 116 jobs are created, generating more than \$3.3 million in federal, state, and local revenue. This important housing resource creates a positive, broad-based economic benefit that includes jobs (particularly construction jobs), income and taxes in industries such as manufacturing, trade, and services, in addition to construction. Income includes business profits as well as wages and salaries paid to workers. Affordable housing not only creates jobs directly but also facilitates job growth. Affordable housing shortages prevent workers from meeting job demand in rural areas with limited housing options.

Rural housing construction and preservation projects have access to only a few funding sources. The Housing Credit and Housing Bond programs are vital sources for this important housing. The Housing Credit is narrowly targeted and represents the best of the public-private partnership between government, local communities, and the private sector. The program is the most successful affordable rental housing production program and its place in the tax credit code is an essential part of its long-term success. Indeed, the Housing Credit program has been so successful that it has become the model for subsequent programs.

The Emergency Coronavirus Legislation and Omnibus Appropriations Act (P.L. 116-220) provides for a flat rate for the 4% Housing Bond program. **However, CARH believes that legislative proposals to modernize the Housing Credit and Housing Bond programs ([S.1136, the Affordable Housing Credit Improvement Act of 2021](#), introduced by Senator Maria Cantwell (D-WA) and [H.R. 2573](#), a companion bill introduced by Representative Suzan DelBene (D-WA-1)) should also be considered because the legislation would further strengthen and expand the two programs so that rural housing preservation and new construction can take place. The legislation would increase the housing credit authority by 50 percent, phased in over two years. In addition, states would have the ability to provide up to a 30% basis boost to properties in rural areas if needed for financial feasibility by qualifying rural areas as Difficult Development Areas (DDAs). Both provisions are integral to furthering preservation for the rural housing portfolio.**

Furthermore, CARH believes that any infrastructure legislation should also contain provisions of the Affordable Housing Credit Improvement Act as outlined above. CARH is hearing reports from members across the country that the pandemic has caused construction costs for multifamily transactions to increase due to increased shipping costs, worker-protection measures, delays in accessing building offices to obtain work permits and inspections, and delays in shipping materials. This, in turn, is resulting in delayed starts and completion of construction and rehabilitation work. Any measure that can allow more financing to cover emerging financing gaps is important.

S. 1136

Introduced by:

Sen. Cantwell, Maria [D-WA] 04/15/2021

Cosponsors:

Sen. Young, Todd C. [R-IN]* 04/15/2021
Sen. Wyden, Ron [D-OR]* 04/15/2021
Sen. Portman, Rob [R-OH]* 04/15/2021
Sen. Leahy, Patrick J. [D-VT] 05/27/2021
Sen. Sinema, Kyrsten [D-AZ] 05/27/2021
Sen. Cardin, Benjamin L. [D-MD] 05/27/2021
Sen. Stabenow, Debbie [D-MI] 05/27/2021
Sen. Whitehouse, Sheldon [D-RI] 05/27/2021
Sen. Graham, Lindsey [R-SC] 05/27/2021
Sen. Capito, Shelley Moore [R-WV] 05/27/2021
Sen. Collins, Susan M. [R-ME] 05/27/2021
Sen. Sullivan, Dan [R-AK] 05/27/2021
Sen. Moran, Jerry [R-KS] 05/27/2021
Sen. Van Hollen, Chris [D-MD] 06/10/2021
Sen. Cramer, Kevin [R-ND] 06/10/2021
Sen. Brown, Sherrod [D-OH] 06/10/2021
Sen. Marshall, Roger W. [R-KS] 06/10/2021
Sen. Bennet, Michael F. [D-CO] 06/24/2021
Sen. Murkowski, Lisa [R-AK] 06/24/2021
Sen. Padilla, Alex [D-CA] 08/03/2021
Sen. Smith, Tina [D-MN] 08/03/2021
Sen. Hickenlooper, John [D-CO] 08/03/2021
Sen. Menendez, Robert [D-NJ] 08/03/2021
Sen. Murphy, Christopher [D-CT] 08/03/2021
Sen. Casey, Bob [D-PA] 09/14/2021
Sen. Cortez Masto, Catherine [D-NV] 09/14/2021
Sen. Coons, Christopher [D-DE] 09/14/2021
Sen. Hassan, Maggie [D-NH] 09/28/2021

**Denotes Original Cosponsor*

H.R. 2573

Introduced by:

Rep. DelBene, Suzan K. [D-WA-1] 04/15/2021

Cosponsors:

Rep. Beyer, Donald S., Jr. [D-VA-8]* 04/15/2021
Rep. Walorski, Jackie [R-IN-2]* 04/15/2021
Rep. Wenstrup, Brad R. [R-OH-2]* 04/15/2021
Rep. Panetta, Jimmy [D-CA-20] 05/07/2021
Rep. Reed, Tom [R-NY-23] 05/07/2021
Rep. Murphy, Stephanie N. [D-FL-7] 05/07/2021
Rep. Blumenauer, Earl [D-OR-3] 05/07/2021
Rep. Fitzpatrick, Brian K. [R-PA-1] 05/07/2021

Rep. Suozzi, Thomas R. [D-NY-3] 05/07/2021
Rep. Moore, Gwen [D-WI-4] 05/07/2021
Rep. LaHood, Darin [R-IL-18] 05/07/2021
Rep. Posey, Bill [R-FL-8] 05/07/2021
Rep. Bucshon, Larry [R-IN-8] 05/07/2021
Rep. Kildee, Daniel T. [D-MI-5] 05/18/2021
Rep. Evans, Dwight [D-PA-3] 05/18/2021
Rep. Davis, Rodney [R-IL-13] 05/18/2021
Rep. Chu, Judy [D-CA-27] 05/18/2021
Rep. Balderson, Troy [R-OH-12] 05/18/2021
Rep. Hudson, Richard [R-NC-8] 05/18/2021
Rep. Sanchez, Linda T. [D-CA-38] 05/18/2021
Rep. Katko, John [R-NY-24] 06/04/2021
Rep. Ferguson, A. Drew, IV [R-GA-3] 06/04/2021
Rep. Budd, Ted [R-NC-13] 06/04/2021
Rep. Reschenthaler, Guy [R-PA-14] 06/04/2021
Rep. LaMalfa, Doug [R-CA-1] 06/04/2021
Rep. Kim, Young [R-CA-39] 06/04/2021
Rep. Phillips, Dean [D-MN-3] 06/04/2021
Rep. Axne, Cynthia [D-IA-3] 06/04/2021
Rep. Carbajal, Salud O. [D-CA-24] 06/04/2021
Rep. Swalwell, Eric [D-CA-15] 06/04/2021
Rep. Brownley, Julia [D-CA-26] 06/04/2021
Rep. Levin, Mike [D-CA-49] 06/04/2021
Rep. Miller, Carol D. [R-WV-3] 06/04/2021
Rep. McKinley, David B. [R-WV-1] 06/04/2021
Rep. Doyle, Michael F. [D-PA-18] 06/04/2021
Rep. Craig, Angie [D-MN-2] 06/04/2021
Rep. Pressley, Ayanna [D-MA-7] 06/04/2021
Rep. Bergman, Jack [R-MI-1] 06/17/2021
Rep. Walberg, Tim [R-MI-7] 06/17/2021
Rep. Emmer, Tom [R-MN-6] 06/17/2021
Rep. Zeldin, Lee M. [R-NY-1] 06/17/2021
Rep. Kustoff, David [R-TN-8] 06/17/2021
Rep. Tenney, Claudia [R-NY-22] 06/17/2021
Rep. Rose, John W. [R-TN-6] 06/17/2021
Rep. Young, Don [R-AK-At Large] 06/17/2021
Rep. Costa, Jim [D-CA-16] 06/17/2021
Rep. Neguse, Joe [D-CO-2] 06/17/2021
Rep. Perlmutter, Ed [D-CO-7] 06/17/2021
Rep. Escobar, Veronica [D-TX-16] 06/17/2021
Rep. Case, Ed [D-HI-1] 06/17/2021
Rep. Newman, Marie [D-IL-3] 06/17/2021
Rep. Peters, Scott H. [D-CA-52] 06/17/2021
Rep. DeSaulnier, Mark [D-CA-11] 06/17/2021
Rep. Moolenaar, John R. [R-MI-4] 06/24/2021
Rep. Timmons, William R. IV [R-SC-4] 06/24/2021
Rep. Rouzer, David [R-NC-7] 06/24/2021
Rep. Schweikert, David [R-AZ-6] 06/24/2021
Rep. Bacon, Don [R-NE-2] 06/24/2021
Rep. Stevens, Haley M. [D-MI-11] 06/24/2021
Rep. Tlaib, Rashida [D-MI-13] 06/24/2021

Rep. Luria, Elaine G. [D-VA-2] 06/24/2021
 Rep. Yarmuth, John A. [D-KY-3] 06/24/2021
 Rep. Lowenthal, Alan S. [D-CA-47] 06/24/2021
 Rep. Cole, Tom [R-OK-4] 07/16/2021
 Rep. Gonzales, Tony [R-TX-23] 07/16/2021
 Rep. Smucker, Lloyd [R-PA-11] 07/16/2021
 Rep. Williams, Roger [R-TX-25] 07/16/2021
 Rep. Kinzinger, Adam [R-IL-16] 07/16/2021
 Rep. Valadao, David G. [R-CA-21] 07/16/2021
 Rep. McBath, Lucy [D-GA-6] 07/16/2021
 Rep. Torres, Ritchie [D-NY-15] 07/16/2021
 Rep. Torres, Norma J. [D-CA-35] 07/16/2021
 Rep. Khanna, Ro [D-CA-17] 07/16/2021
 Rep. Higgins, Brian [D-NY-26] 07/16/2021
 Rep. Pascrell, Bill, Jr. [D-NJ-9] 07/16/2021
 Rep. Lieu, Ted [D-CA-33] 07/16/2021
 Rep. Espaillat, Adriano [D-NY-13] 07/16/2021
 Rep. Larsen, Rick [D-WA-2] 07/16/2021
 Rep. McCollum, Betty [D-MN-4] 07/16/2021
 Rep. Langevin, James R. [D-RI-2] 07/16/2021
 Rep. Crow, Jason [D-CO-6] 07/16/2021
 Rep. Dean, Madeleine [D-PA-4] 07/16/2021
 Rep. Davis, Danny K. [D-IL-7] 07/27/2021
 Rep. Gonzalez, Anthony [R-OH-16] 07/27/2021
 Rep. Estes, Ron [R-KS-4] 07/30/2021
 Rep. Sewell, Terri A. [D-AL-7] 07/30/2021
 Rep. Gomez, Jimmy [D-CA-34] 07/30/2021
 Rep. Smith, Adam [D-WA-9] 07/30/2021
 Rep. Bonamici, Suzanne [D-OR-1] 07/30/2021
 Del. Norton, Eleanor Holmes [D-DC-At Large] 07/30/2021
 Rep. Meeks, Gregory W. [D-NY-5] 07/30/2021
 Rep. Schakowsky, Janice D. [D-IL-9] 07/30/2021
 Rep. Himes, James A. [D-CT-4] 07/30/2021
 Rep. Cohen, Steve [D-TN-9] 07/30/2021
 Rep. Gallego, Ruben [D-AZ-7] 07/30/2021
 Rep. Lawrence, Brenda L. [D-MI-14] 07/30/2021
 Rep. Auchincloss, Jake [D-MA-4] 07/30/2021
 Rep. Clark, Katherine M. [D-MA-5] 07/30/2021
 Rep. Garcia, Jesus G. "Chuy" [D-IL-4] 07/30/2021
 Rep. Kelly, Robin L. [D-IL-2] 07/30/2021
 Rep. Smith, Jason [R-MO-8] 09/10/2021
 Rep. Kelly, Mike [R-PA-16] 09/10/2021
 Rep. Upton, Fred [R-MI-6] 09/10/2021
 Rep. Joyce, David P. [R-OH-14] 09/10/2021
 Rep. Gooden, Lance [R-TX-5] 09/10/2021
 Rep. Kilmer, Derek [D-WA-6] 09/10/2021
 Rep. Larson, John B. [D-CT-1] 09/10/2021
 Rep. Kind, Ron [D-WI-3] 09/10/2021
 Rep. Schneider, Bradley Scott [D-IL-10] 09/10/2021
 Rep. Stauber, Pete [R-MN-8] 09/17/2021
 Rep. Sessions, Pete [R-TX-17] 09/17/2021
 Rep. Fleischmann, Charles J. "Chuck" [R-TN-3] 09/17/2021

**Denotes Original Cosponsor*

Legislative Chart

In January 2021, the 117th Congress convened and President Biden took office. On April 9, 2021, Biden released a \$1.5 trillion "skinny" budget, providing a blueprint for the Administration's spending priorities in FY 2022. On May 29th, the Biden released the Administration's proposed budget for FY 2022. The House Appropriations Committee has approved both funding bills for USDA and HUD. The full House is expected to consider those bills in the coming weeks. The Senate Appropriations Committee approved its FY 2022 funding bill for USDA on August 4, 2021, and has not yet released its version for HUD. On a separate track, as reported in CARH's broadcast email of September 17, 2021, the House and Senate will soon consider a reconciliation bill that currently contains funding for rural housing and enhancements to the Housing Credit and bond programs. To view the broadcast email visit:

<https://www.carh.org/reconciliation-legislation-advances-from-house-financial-services-committee-and-ways-and-means-committee-historic-funding-proposed-for-affordable-housing/>

| SUBJECT | ADMINISTRATION'S PROPOSAL | CARH'S POSITION | HOUSE ACTION | SENATE ACTION | CONFERENCE/FINAL ACTION |
|---|--|--|--|---|-------------------------|
| Section 515 Rural Rental Housing Program | Administration's proposed budget provides funding at \$40 million. | CARH supports a minimum funding level of \$45 million. | House Appropriations Committee approved funding level of \$40 million. | The Senate Appropriations Committee approved funding level of \$92 million. | |
| Section 521 Rental Assistance Program (1-year contracts) | Administration's proposed budget provides funding at \$1.45 billion. | CARH supports a minimum funding level of \$1.45 billion and continues to support hearings on a host of programs administered by RHS. CARH also supports full funding of all RA contracts, with specific direction to expend all funds each year. RD would also be instructed to use any funds available after RA renewals and all recaptured RA for housing preservation. CARH supports legislation to allow 20 year renewals and authorizing RD programs to make this permanent, rather than including yearly in appropriations. | House Appropriations Committee approved funding level of \$1.45 billion. The 116th Congress passed H.R. 3620, the Rural Housing Preservation Act of 2019, that would fund all 20 year RA contracts, provide the first steps on having a permanent MPR program, decouple RA from 515 loans, and modernize the preservation process at USDA. Legislation will need to be reintroduced in the 117th Congress to take place of H.R. 3620. | The Senate Appropriations Committee approved funding level of \$1.45 billion.. | |
| Section 538 Guaranteed Rural Rental Housing Loan Program | Administration's proposed budget provides funding at \$230 million. | CARH supports a minimum funding level of \$250 million. | House Appropriations Committee approved funding level of \$230 million. | The Senate Appropriations Committee approved funding level of \$250 million. | |
| Enhancements to Low Income Housing Tax Credit (Housing Credit) | The Protecting Americans from Tax Hikes Act (PATH) of 2015 permanently extended the minimum 9 percent Housing Credit rate for new construction and substantial rehabilitation. | The Protecting Americans from Tax Hikes Act (PATH) of 2015 did not establish a minimum 4 percent credit rate for acquisitions. CARH supports this minimum rate. CARH also supports efforts of the ACTION campaign for a Housing Credit cap increase. | Representatives DelBene (D-WA-1), Beyer, Jr. (D-VA-8), Walorski (R-IN-2), and Wenstrup (R-OH-2) introduced the Affordable Housing Credit Improvement Act of 2021 (H.R. 2573). It is a companion bill to S. 1136. The legislation would, among other things, include a provision to increase the annual allocation for Housing Credits by 50 percent; provide flexibility for existing tenants' income eligibility; modify student occupancy rules; repeal the Qualified Census Tract (QCT) population cap; and allow states to grant a 30 percent basis boost if it is necessary to make a project financially feasible. | Senators Cantwell (D-WA), Young (R-IN), Wyden (D-OR), and Portman (R-OH) introduced the Affordable Housing Credit Improvement Act of 2021 (S. 1136). It is a companion bill to H.R. 2573. The legislation would, among other things, include a provision to increase the annual allocation for Housing Credits by 50 percent; provide flexibility for existing tenants' income eligibility; modify student occupancy rules; repeal the Qualified Census Tract (QCT) population cap; and allow states to grant a 30 percent basis boost if it is necessary to make a project financially feasible. | |
| Section 502 Direct Loans | Administration's proposed budget provides funding at \$1.5 billion. | CARH supports a minimum funding level of \$1.5 billion. | House Appropriations Committee approved funding level of \$1.5 billion. | The Senate Appropriations Committee approved funding level of \$1.25 billion. | |
| Section 502 Guaranteed Loans | Administration's proposed budget provides funding at \$30 billion. | CARH supports a minimum funding level of \$30 billion. | House Appropriations Committee approved funding level of \$30 billion. | The Senate Appropriations Committee approved funding level of \$30 billion. | |

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|--|--|--|---|---|-------------------------|
| Multifamily Preservation and Revitalization (MPR) Program | Administration's proposed budget provides funding at \$32 million. | CARH supports a minimum funding level of \$40 million. CARH also supports a one-time \$60 million in additional budget authority to fix the issue of the list of approved transactions either waiting to close or closing on a temporary workout status. | House Appropriations Committee approved funding level of \$30 million.. H.R. 1603, the Farm Workforce Modernization Act of 2021 would permanently authorize the MPR program as well as make change so the farm worker housing program at RD. In March 2021, it was passed by the House and referred to the Senate Banking Committee. | The Senate Appropriations Committee approved funding level of \$32 million. H.R. 1603, the Farm Workforce Modernization Act of 2021, as passed by the House, would permanently authorize the MPR program as well as make changes to the farm worker housing program at RD. | |
| HOME | Administration's proposed budget provides funding at \$1.85 billion. | CARH supports a minimum funding level of \$1.85 billion. | House Appropriations Committee approved funding level of \$1.85 billion. | The Senate Appropriations Committee is continuing to work on appropriations bills. | |
| Section 8 (Project Based Rental Assistance) | Administration's proposed budget provides funding at \$14.06 billion. | CARH supports a minimum funding level of \$14.06 billion. | House Appropriations Committee approved funding level of \$14.01 billion. | The Senate Appropriations Committee is continuing to work on appropriations bills. | |
| Section 8 (Tenant Based Rental Assistance (Vouchers)) | Administration's proposed budget provides funding at \$30.442 billion. | CARH supports a minimum funding level of \$30.442 billion. | House Appropriations Committee approved funding level of \$29.215 billion. | The Senate Appropriations Committee is continuing to work on appropriations bills. | |
| Community Development Fund (CDBG) | Administration's proposed budget provides funding at \$3.77 billion. | CARH supports a minimum funding level of \$4.688 billion. | House Appropriations Committee approved funding level of \$4.688 billion. | The Senate Appropriations Committee is continuing to work on appropriations bills. | |
| Public Housing Capital Fund | Administration's proposed budget provides funding at \$3.678 billion. | CARH supports a minimum funding level of \$3.718 billion. | House Appropriations Committee approved funding level of \$3.718 billion. | The Senate Appropriations Committee is continuing to work on appropriations bills. | |
| Public Housing Operating Fund | Administration's proposed budget provides funding at \$4.917 billion. | CARH supports a minimum funding level of \$4.922 billion. | House Appropriations Committee approved funding level of \$4.922 billion. | The Senate Appropriations Committee is continuing to work on appropriations bills. | |