

The Choice in Affordable Housing Act

The National Apartment Association (NAA) has long advocated for robust improvements to the U.S. Department of Housing and Urban Development's (HUD) Section 8 Housing Choice Voucher (HCV) program – a crucial part of the solution to our nation's housing affordability crisis.

Lawmakers must prioritize enhancements to the HCV program. This public-private partnership has the potential to be the nation's most effective, short-term solution to address housing affordability, but only if the administration of the program can be streamlined.

Housing provider participants experience inconsistent support from public housing authorities (PHAs), inspection delays, and prescribed rents and rent increases that do not keep pace with market rates. This creates uncertainty in their operations, undermines the ability of owners to properly manage risk and prevents countless housing providers from being able to participate in the program. Learn more about [the significant differences](#) between the standard leasing process and the HCV leasing process.

NAA urges Congress to support the Choice in Affordable Housing Act (S. 32 introduced by Senators Chris Coons (D-DE) and Kevin Cramer (R-ND) and H.R. 4606, the Choice in Affordable Housing Act, introduced by Representatives Emanuel Cleaver (D-MO-5) and Lori Chavez-DeRemer (R-OR-5)). Funded at \$100 million annually for five years, this bill would:

- Empower PHAs to offer incentives for housing providers that operate in areas of opportunity and for new participants;
- Provide security deposit assistance for renters who benefit from Section 8 and help protect rental communities;
- Allow greater flexibility in unit inspections while maintaining housing quality standards;
- Enable PHAs to hire dedicated "landlord liaisons" to recruit and support private housing providers; and
- Expand the use of Small Area Fair Market Rents in certain metro areas with a hold harmless provision to prevent rent decreases.

This critical and timely legislation will bolster the HCV program by stabilizing funding, encouraging greater voluntary participation by housing providers and ultimately improving outcomes for low- and moderate-income households.

NAA's Viewpoint

Lawmakers must address the programmatic challenges that interfere with the success of the HCV program and maintain its voluntary nature as Congress intended. The solutions embodied in the Choice in Affordable Housing Act, not "source of income" mandates, are the best ways to attract housing provider participants over the long-term and increase affordable housing options for low- and moderate-income renters.