

Revitalize the Section 8 Housing Choice Voucher (HCV) Program

ASK: Co-sponsor the *Choice in Affordable Housing Act* ([S. 32](#)) and support enhancements to the Section 8 HCV program that encourage more robust housing provider participation and improve housing outcomes for low- and moderate-income renters.

General Talking Points

- The apartment industry strongly supports the Section 8 HCV Program as the nation's most important rental subsidy program and a central part of the solution to our housing affordability crisis.
- However, improvements are critically needed to relieve inefficiencies, eliminate burdensome regulatory requirements, and increase funding to attract more housing provider participants.
- HUD estimates that each year, 10,000 housing providers leave the program and those who withdraw do so because of bureaucratic frustrations, challenges with the inspection process and inconsistent support from their local Public Housing Authority (PHA).
- NAA also supports increased funding for vouchers and PHAs' administrative fees to maximize the effectiveness of the Section 8 HCV program and its ability to serve renters in need.

Senate Meetings

- **We urge your co-sponsorship of [S. 32](#), the *Choice in Affordable Housing Act*, to increase housing provider participation and improve outcomes for low- and moderate-income renters.**
- This legislation:
 - Empowers PHA program administrators to offer incentives for housing providers that operate in areas of opportunity and for new participants.
 - Creates security deposit assistance to cover repairs and damages, easing the financial burden on participating renter households and helping housing providers manage their risk.
 - Provides administrative fee bonuses for PHAs to hire "landlord liaisons" who serve as a dedicated resource for program participants.
 - Establishes inspection reciprocity so that owners and operators who are already subject to other federal inspection protocols satisfy HCV requirements.
 - Expedites the inspection process so that a new participating housing provider could request an inspection of a unit(s) now to enable the leasing of that unit to a future voucher holder.
 - Expands HUD's 2016 rule requiring the use of Small Area Fair Market Rents to calculate fair rents in certain metro areas, but with a hold harmless provision to prevent rent decreases.

House Meetings

- **We urge you to support for Section 8 HCV program enhancements that attract more housing provider participation and improve housing outcomes for low- and moderate-income renters.**
- In the 117th Congress, NAA supported H.R. 6880, the *Choice in Affordable Housing Act*, which included a number of industry-endorsed solutions. We expect its reintroduction this year.

PRO TIPS

Review the list of cosponsors for S.32 and thank your Senator if they are on that list.

Discuss challenges you have encountered participating in the Section 8 HCV Program and explain how the solutions supported by NAA would address those.

Use the "Section 8 Leasing" infographic in the leave-behind folder to demonstrate how the complicated leasing process compared disincentivizes participation in the Section 8 program.