

Resolution No. 2

Date: 7/28/2018

City: Portland, OR

NAHB Resolution

Title: Federal Anti-Poverty and Economic Mobility Initiatives
Sponsor: Housing Finance Committee, Multifamily Council Board of Trustees
Submitted by: Stillman Knight, Steve Lawson

WHEREAS, the primary goal of federal affordable rental housing programs overseen by the Department of Housing and Urban Development (HUD) and the Department of Agriculture (USDA) is to provide affordable housing for low-income households.

WHEREAS, The Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (*P.L. 104-193*), commonly referred to as “welfare reform,” required welfare recipients to work in exchange for time-limited cash assistance;

WHEREAS, federal policy makers have proposed adding similar “welfare-reform” requirements to public assistance programs such as rental assistance subsidies;

WHEREAS, on April 10, 2018, President Trump released Executive Order (E.O.) 13828, “Reducing Poverty in America by Promoting Opportunity and Economic Mobility,” which directs federal agencies that administer public assistance programs – including HUD, USDA and Treasury – to review their programs and recommend whether those programs should have work requirements for recipients;

WHEREAS, on April 25, 2018, HUD unveiled a major proposal, the “Making Affordable Housing Work Act,” to overhaul its Public Housing, Section 8 Housing Choice Voucher and Section 8 Project-Based Rental Assistance Programs;

WHEREAS, the “Making Affordable Housing Work Act” would permit public housing agencies and private owners to establish minimum work requirements for nonelderly and nondisabled households who are receiving HUD rental assistance, but does not specify who is responsible for enforcing the requirements;

WHEREAS, a resident’s failure to satisfy arbitrary work requirements or time limits could lead to termination of the household’s subsidy and jeopardize their ability to pay rent;

WHEREAS, tenants who receive rental housing subsidies from HUD or USDA have the same rights as market-rate tenants to legal due process in eviction proceedings for non-payment of rent;

WHEREAS, affordable multifamily housing providers face substantial challenges in maintaining the long-term viability of their properties due to rent restrictions, income limits for tenants, increasing operating and physical maintenance costs, and substantial regulatory compliance burdens;

WHEREAS, multifamily builders, apartment owners and managers provide quality affordable housing, but generally lack proficiency as job training or employment case management entities;

WHEREAS, the housing construction industry is suffering from critical labor shortages, particularly in the skilled trades;

WHEREAS, NAHB has resolved to work with Congress and the Administration to promote and enhance workforce education and training policies, and to identify funding opportunities to help the building industry recruit, train and retain its workers (2004.10 No. 13 Skilled Trades Outreach);

WHEREAS, NAHB has supported programs of the Home Builders Institute (HBI, an affiliated organization) including Job Corps, Pre-Apprenticeship Certificate Training (PACT) and Residential Construction Superintendent Certification (2014.6 No. 4 Workforce Development Policy), and modernization of the National Apprenticeship Act of 1937 to expedite the approval process for apprenticeship programs and increase job training opportunities (2000.5 No. 13 Apprenticeship Program Modernization);

WHEREAS, NAHB has urged HUD to partner with specialists in job training and social skill-building to train employees from the local community in the skills appropriate for construction jobs rather than place the onus on builders to provide these services through HUD's Section 3 program; and

WHEREAS, federal agencies should facilitate voluntary connections of HUD-assisted or USDA-assisted residents who need good jobs to the residential construction industry that needs skilled workers,

NOW, THEREFORE, BE IT RESOLVED that the National Association of Home Builders (NAHB) encourage the federal government to seek strategic partnerships that offer meaningful opportunities for tenants who are receiving federal rental subsidies, and are able to work, to receive job-training, social skill building or employment case management from qualified providers of such services; and

BE IT FURTHER RESOLVED that NAHB oppose policies that impose work requirements as a condition of rental assistance, place time limits on rental assistance, or other similar “welfare-reform” policies that:

- Unduly burden assisted residents;
- Subject rental housing owners and managers to adverse unintended consequences, unfunded financial mandates and/or increased administrative burdens; or
- Place responsibility for creating, implementing or enforcing such policies on rental housing owners and/or managers.

Board of Directors Action:

Executive Board Action:

Resolutions Committee Action:

Housing Finance Committee Action:

Federal Government Affairs Committee Action:

Multifamily Council Board of Trustees Action:

APPROVED

Recommends Approval

Recommends Approval

Recommends Approval

Recommends Approval

Recommends Approval