

Resolution No. 5

Date: January 14, 1999

City: Dallas, Texas

NAHB Resolution

Title: Market Rate Appraisals
Original Sponsor: NAHB's Multifamily Council Board of Trustees

WHEREAS, many Section 8 projects with expiring contracts do not need or do not qualify for mark-to-market;

WHEREAS, if the projects are to be preserved as affordable housing, it is essential that their Section 8 contracts be able to be renewed in a prompt and non-complicated fashion at rents that reflect the market; and

WHEREAS, the Department of Housing and Urban Development (HUD) requires that market rent comparisons be performed by a "state certified General Appraiser licensed in the state" in which the project is located;

NOW, THEREFORE, BE IT RESOLVED that the National Association of Home Builders urge:

1. The Department of Housing and Urban Development (HUD) to use the statutory authority it already has to allow rents on expiring Section 8 contracts to be marked up to market,
2. HUD to make available the necessary funds on a contract's renewal date and not delay that availability, and
3. HUD to rely on the judgment of the independent appraiser as to the projects chosen for rent comparisons, and respect these and other conclusions reached by the independent appraiser.

Board of Directors Action:	Approved
Joint Executive/Resolutions Committee Action:	Recommends Approval
Resolutions Committee Action:	Recommends Approval
Federal Governmental Affairs Committee Action:	Recommends Approval
NAHB's Multifamily Council Board of Trustees Action:	Recommends Approval