



2020 Legislative Priorities

Stewards of Affordable Housing for the Future (SAHF) is a collaborative of 13 nonprofit multi-state affordable housing providers who collectively own, operate, and manage more than 140,000 affordable rental homes across the country. Drawing on their deep experience in real estate development and unwavering pursuit of mission, members come together to anticipate the future, challenge one another, and tackle the industry's most pressing challenges. Together with its financing affiliate, the National Affordable Housing Trust, SAHF and its members seek to advance effective, practical policy and finance solutions that maximize the impact of public and private resources and increase the supply of quality affordable rental homes.

Strengthen and Expand the Housing Credit

The Housing Credit is the primary funding tool to for nearly all affordable homes. The program attracts significant private investment and provides states with flexibility to create the types of homes that meet the needs of their residents. **We ask Congress to pass the bipartisan Affordable Housing Credit Improvement Act (S. 1703/H.R. 3077).** Among other improvements, the bill would set a minimum 4% Credit rate, increasing financing predictability and restoring the originally intended value of this crucial resource for preserving and renovating existing affordable homes.

Increase Investment in HUD Programs to Foster Private Sector Investment in Affordable Housing

HUD's Project Based Rental Assistance and Section 202/811 PRAC programs provide the critical operating assistance needed for mission-driven owners to maintain healthy affordable homes for the lowest income families, seniors, and persons with disabilities. To maintain private sector confidence in these public-private partnerships, **Congress should ensure that annual appropriations fully renew all PBRA and 202/811 PRAC contracts. Given the rapidly aging population, Congress should also continue to invest in the creation of new Section 202 homes to ensure our seniors have safe and affordable places to live.**

Incentivize Investments in Low- and Moderate-Income Communities

The New Markets Tax Credit is a key tool for attracting commercial investment to low-income areas and promoting mixed-use, community-driven revitalization. **Congress should pass bipartisan legislation (S. 750/H.R. 1680) to provide permanent authorization for the program.**

Invest in Resident Services Coordination and Programs that Provide Pathways for Residents of Federally-Assisted Homes to Increase Economic Mobility

Resident Services Coordinators connect residents of affordable homes to the local health, transportation, education, and economic mobility resources they can use to lead healthy and fulfilling lives. HUD's Service Coordinator Grants and Family Self Sufficiency program provide critical funding sources that make resident services coordination possible. **Congress should fully fund renewals of all Service Coordinator grants and increase investment in the Family Self Sufficiency program** to reflect the program's recent expansion to properties with Project Based Rental Assistance.

— OUR MEMBERS —

- BRIDGE Housing
- CommonBond Communities
- Community Housing Partners
- Homes for America
- Mercy Housing
- National Church Residences
- National Housing Trust
- NHP Foundation
- Preservation of Affordable Housing
- Retirement Housing Foundation
- The Community Builders
- The Evangelical Lutheran Good Samaritan Society
- Volunteers of America

— OUR VISION —

Every person has a healthy home in a flourishing community.

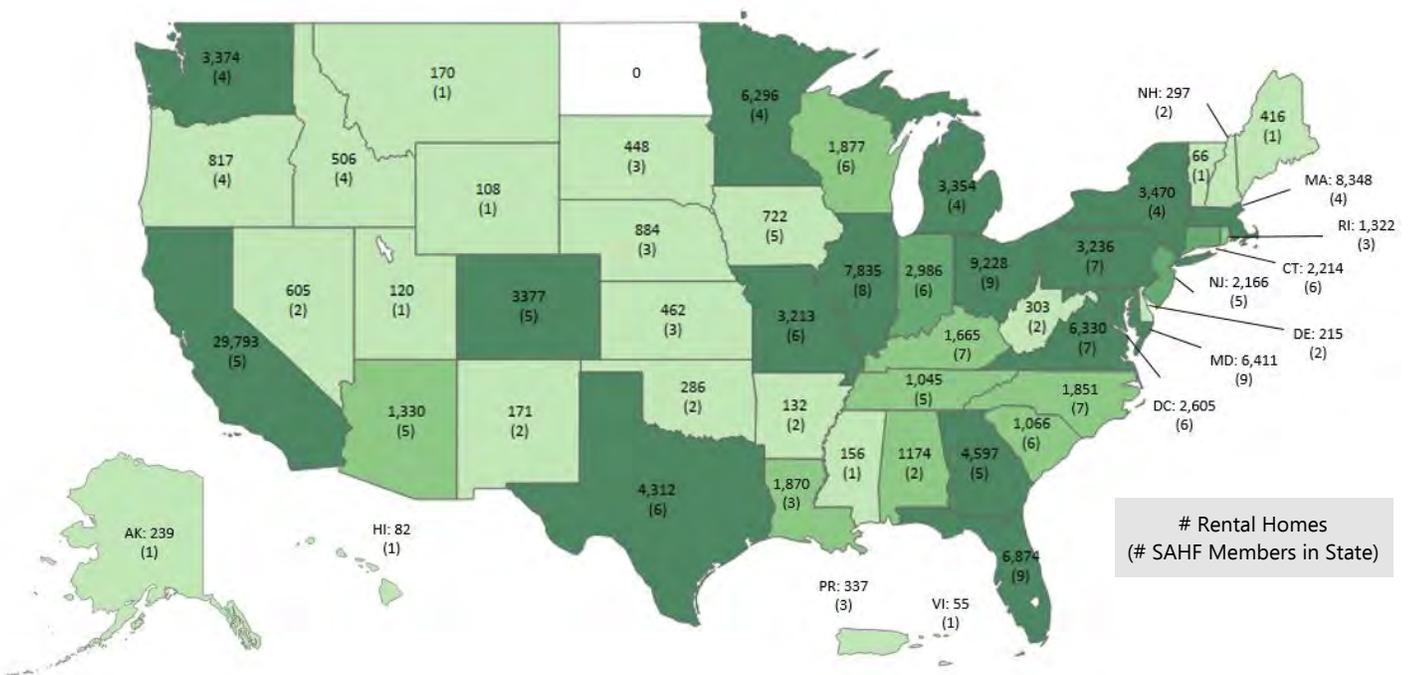
— OUR MISSION —

Advance the creation and preservation of healthy, sustainable affordable rental homes that foster equity, opportunity, and wellness for people of limited economic resources.

— OUR VALUES —

Respect
Integrity
Stewardship
Collaboration
Diversity and Inclusion

WHERE OUR MEMBERS WORK



Rental Homes
(# SAHF Members in State)