POAH is a high-capacity nonprofit devoted to the preservation and stewardship of at-risk affordable housing. Since 2001, we have worked with HUD, state and local housing agencies, private capital providers, and residents to preserve or create **nearly 9,000 affordable homes** in 9 states and the District of Columbia. POAH's communities provide stable, healthy, affordable homes for **14,500 people**, the majority of whom are employed in low-wage jobs, or are seniors, children, or people with disabilities. They earn less than $15,000 per year on average, which is too little to cover market rent anywhere in the nation – making our communities a critical safety net between these families and homelessness.

POAH believes that stable affordable housing is a necessary foundation on which to build a successful life – but it is just the beginning. **We are investing approximately $5.6 million in 2017 to promote resident success** in six targeted areas: housing stability, employment, financial stability, education, health, and community engagement. For work-eligible residents, a key long-term aim is to break the cycle of poverty and reduce dependence on public support, and we are proud to be the **first private owner to launch the Family Self Sufficiency (FSS)** program in project-based Section 8 housing, with new FSS programs at 4 sites in 2015 and another 3 sites launching in 2017.

Federal housing programs are critical to this work. Key priorities for the 115th Congress include:

- **Preserve and Strengthen the Low Income Housing Tax Credit:** The LIHTC is the primary funding tool for nearly all affordable housing development – the high-impact 9% Credit is an essential tool for building new housing; and the more flexible, lower-cost 4% Credit is key to preserving and renovating existing affordable housing. POAH values commitments made by House Republicans on the Ways and Means Committee to preserve the LIHTC amid tax reform, and supports the bipartisan Affordable Housing Credit Improvement Act (S.548/H.1661), introduced by Sens. Cantwell and Hatch and Reps. Tiberi and Neal, to expand the LIHTC and serve a wider range of incomes.

- **Fully Fund Project Based Section 8:** Stable and predictable funding is essential to this program, which assists 2.1 million Americans -- nearly 90% of Section 8 apartments house seniors, people with disabilities, or families with children. Section 8 assistance leverages $16B in FHA insurance and $17 billion in other private debt and equity. The program needs $11.4B in FY18, which represents a 5% increase over FY17 levels. The Administration's proposals to cut PBRA funding, increase resident rent share, eliminate utility reimbursements, and freeze rent increases, would do serious damage to this program's effective, efficient public-private partnership model.

- **Make FSS Permanent & Fund Coaches:** Nearly 75% of non-elderly, non-disabled Section 8 households work (or are subject to TANF work requirements), but their average income is just $12,000. The Family Self Sufficiency program, which combines a savings incentive with financial coaching, is an effective tool to promote increased earnings and savings. Congress should provide permanent authority for FSS in Section 8 and should invest more in FSS coaches (an investment which would pay back as means-tested benefits shrink and payroll/income tax payments grow).

- **Rental Assistance Demo:** RAD converts public housing to a public/private partnership structure, using long-term Section 8 contracts to access private capital and address a $26B capital needs backlog while protecting residents. Congress should reject proposals to reduce public housing funding below FY17 levels – such reductions would make RAD less viable as a platform for attracting private-sector capital and development expertise. Instead, Congress should maintain or increase funding for public housing in FY18, eliminate the cap on RAD conversions, and expand RAD authority to allow budget-neutral conversion of senior "202/PRAC" properties to long-term Section 8 contracts.

- **Fully Fund Tenant Protection Vouchers:** TPVs, issued to households when certain existing affordable housing restrictions are terminated, are a critical preservation resource. At least $150M is needed.

- **Maintain or Increase HOME Funding:** The HOME program provides essential gap funding for the development of 1.2 million affordable housing units, targeted by states to their specific needs including both rental and homeownership. Congress should maintain or increase HOME funding (FY17 funding was $950M).

- **Fund Choice Neighborhoods (CNI):** CNI supports the transformation of distressed affordable housing into mixed-income communities, with coordinated investment in residents and neighborhoods. Congress should fund the program at $150M or more, to ensure sufficient resources to address the needs of multiple communities.

- **Fund the National Housing Trust Fund and Capital Magnet Fund:** NHTF and CMF, funded by fees from Fannie Mae and Freddie Mac (the GSEs), are powerful new tools to leverage private sector resources for affordable housing. Congress should ensure the GSEs continue to fund NHTF/CMF as required under law.