

2024 Advocate – Lobby Day Script & Talking Points

Introductory Remarks

- *Thank the Member of Congress and staff for meeting with you.*
- *Have each member of your party briefly share where you work, and how many units you own, manage or have under construction in the state or Congressional district.*
- *Verify that the staff member received the leave-behind materials which highlight the industry's overall impact in the member's district or state and more background on our Lobby Day issues.*
- *This information was sent electronically. Each registration folder will contain a QR code that will link to the digital materials. Staff can simply take a photo of that QR code.*
- *Give the overall goals for the meeting:*
 - *Cosponsor the Choice in Affordable Housing Act to sustainably improve housing provider participation in the Section 8 Housing Choice Voucher (HCV) Program and increase affordable housing options for renters and their families.*
 - *Cosponsor the Yes In My Backyard (YIMBY) Act to reduce barriers to development and encourage federal investment in the preservation and production of affordable housing.*
 - *Cosponsor the Respect State Housing Laws Act. Help us eliminate the federal CARES Act pre-eviction notice requirement which continues to interfere with states' eviction processes and increase financial risk for housing providers and renters alike.*

Individual Issue Remarks

- *See individual talking points for each issue below.*

Closing Remarks

- *Thank the Member of Congress and staff for meeting with you during NAA's Lobby Day.*
- *Encourage them to use you and NAA as a resource.*
- *Tell them you will follow up with the office regarding the asks you made today and if there are any changes in the status of NAA's priorities.*

Choice in Affordable Housing Act

General Talking Points

- The rental housing 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, meaningful improvements are needed to ease burdensome regulatory requirements and attract more housing provider participants.
- HUD estimates that an average of 10,000 housing providers left the program each year between 2010 and 2016.
- We continue to observe that our colleagues withdraw from the program due to challenging programmatic requirements that are vastly out of alignment with the standard leasing process [*reference the NAA “Section 8 Leasing” infographic in their leave-behind folder*] and inconsistent, sometimes unreliable, support from their local Public Housing Authority (PHA).

The Legislation

The Choice in Affordable Housing Act makes critical changes to the Section 8 HCV program. Funded at \$100 million annually for five years, this bill would:

- Empower PHAs to offer housing provider incentives to those that operate in areas of opportunity and new participants;
- Provide security deposit assistance for renters who benefit from Section 8 and help protect rental communities;
- Allow greater flexibility in unit inspections while maintaining housing quality standards;
- Enable PHAs to hire dedicated “landlord liaisons” to recruit and support housing providers; and
- Expand the use of Small Area Fair Market Rents in certain metro areas with a hold harmless provision to prevent rent decreases.

Ask for Senate Meetings

- **We urge you to cosponsor S. 32, the Choice in Affordable Housing Act, introduced by Senators Chris Coons (D-DE) and Kevin Cramer (R-ND).**

Ask for House Meetings

- **We urge you to cosponsor H.R. 4606, the Choice in Affordable Housing Act, introduced by Representatives Emanuel Cleaver (D-MO-5) and Lori Chavez-DeRemer (R-OR-5).**

PRO TIPS

Review the cosponsors list for S.32/H.R. 4606. Thank your Senator/Representative 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.

Yes In My Backyard (YIMBY) Act

General Talking Points

- The U.S. needs to build 4.3 million new apartment homes by 2035 to meet the demand for rental housing and address affordability challenges.
- This includes an existing shortage of 600,000 apartments stemming from underbuilding in the aftermath of the 2008 financial crisis.
- The most significant barriers to new apartment construction are often imposed at the state and local levels of government.
- We need to incentivize policymakers to do better and reduce the use of exclusionary land use policies like zoning and density restrictions, onerous parking requirements and other regulations that exacerbate both housing supply and affordability challenges.

The Legislation

- The YIMBY Act requires Community Development Block Grant recipients—state and local governments that receive federal funding for their housing and community development needs—to:
 - Consider 22 pro-housing strategies, such as expanding by-right development, better utilization of property tax abatements, streamlining permitting processes and ensuring impact and utility investment fees actually reflect required infrastructure needs;
 - Describe their plan to implement these policies; and
 - Report on how their communities are benefiting from these changes every 5 years.
- This bill encourages federal investments to be spent in ways that enable greater production and preservation of affordable housing in communities across the country.

Ask for Senate Meetings

- **We urge you to cosponsor S. 1688, the Yes In My Backyard Act, introduced by Senators Brian Schatz (D-HI) and Todd Young (R-IN).**

Ask for House Meetings

- **We urge you to cosponsor H.R. 3507, the Yes In My Backyard Act, introduced by Congressmen Mike Flood (R-NE-1) and Derek Kilmer (D-WA-06).**

PRO TIPS

Review the cosponsors list for S.1688/H.R. 3507. Thank your Senator/Representative if they are on that list.

Talk about local barriers to development in your community and why they slowed down, stopped, or increased the cost of new or repositioned housing.

Respect State Housing Laws Act

General Talking Points

- The CARES Act required covered housing providers to notify residents 30 days before filing for eviction due to nonpayment of rent following the termination of the CARES eviction moratorium, which ended in July 2020.
- Because of a drafting error, this temporary, pandemic-era requirement remains a contested issue in courts today.
- For professional owners and operators of rental housing, our businesses always do better when units are occupied and we can fully meet our obligations to our residents, employees, creditors and the communities that we serve.
- In cases of nonpayment, housing providers turn to eviction after residents become unresponsive to their repeated attempts to communicate and resolve the underlying issue.
- Ninety-three cents of every rent dollar cover necessary operational expenses, such as maintenance, insurance, staffing and go back to the local community through property taxes.
- A 2023 report found that property insurance costs have risen a staggering 26 percent on average for respondents over the past year.
- With states' average notice being 6 days, this requirement leads to extended periods of lost rent and greater uncertainty for housing providers who depend on rental income to meet their financial obligations and maintain quality housing in their communities.
- This is particularly damaging for “mom-and-pop landlords” and affordable housing providers, and ultimately hurts residents' long-term housing opportunities.
- When this federal requirement is eliminated, renters retain tenant protections in states' landlord-tenant and eviction laws.

The Legislation

The Respect State Housing Laws Act eliminates the federal 30-day pre-eviction notice requirement from the CARES Act and returns eviction policies back to the states. It is time to move beyond emergency housing measures from the pandemic.

Ask for Senate Meetings

- **We urge you to cosponsor S. 3755, the Respect State Housing Laws Act, introduced by Senators Marco Rubio (R-FL) and Bill Hagerty (R-TN).**

Ask for House Meetings

- **We urge you to cosponsor H.R. 802, the Respect State Housing Laws Act, introduced by Congressman Barry Loudermilk (R-GA-11).**

(Continued on the next page)

PRO TIPS

Review the cosponsors list for S. 3755/H.R. 802. Thank your Senator/Representative if they are on that list.

Share the notice period for your home jurisdiction as a contrast to the 30-day requirement and how long it takes for courts and law enforcement to process an eviction.

Highlight tenant protections that are in place for your home jurisdiction.

Use the “Dollar of Rent” infographic to illustrate how lost rent can impact the stability of properties. Learn about the breakdown of a dollar of rent for your state at www.naahq.org/breaking-down-one-dollar-rent-2023.