



ANNUAL MEETING Legislative Information

1. CREATE A NEW FUND

A state housing tax credit will be modeled after the highly successful federal Low Income Housing Tax Credit (LIHTC.) LIHTC is the major vehicle for the creation and preservation of affordable housing in this country, yet is oversubscribed. A state housing tax credit will create a new resource that can be used in conjunction with LIHTC. Investors receive a state credit for their contribution. **Contact your State Senator and ask them to sponsor and support SB 1185.**

Senator Tom Killion (R-9) will introduce legislation to create a state housing tax credit in September 2018. As of Sept 7, 2018, 12 Senators including Senator Killion are original co-sponsors: Killion (R-9), Argall (R-29), Blake (D-22), Browne (R-16), Fontana (D-42), Gordner (R-27), Hughes (D-7), Leach (D-17), McGarrigle (R-26), Vogel (R-47), Vulakovich (R-38), Yudichak (D-14.)

2. RAISE THE CAP

PA Housing Affordability and Rehabilitation Enhancement (PHARE) program) is Pennsylvania's state housing trust fund that provides flexible funds that can be used for redevelopment, construction, rental assistance, foreclosure prevention, homeownership counseling, and special needs housing. Legislation signed into law in 2015 expanded the availability of these funds to all 67 counties. In its first three years, more than 500 jobs were created. In its seven years of funding, just under a half billion dollars was leveraged from the state's investment.

Revenue is drawn from growth in the existing Realty Transfer Tax which is then redirected back into the residential real estate market. It does not change the rate of taxation, increase the tax, or add any new fees. PHARE receives 40% of the growth in the existing realty transfer tax revenue over the 2014-15 revenue projection, capped at \$25 million a year. Given the strength of the real estate market, PHARE would have received \$34.1 million in FY2018 funds if not for the cap. **Contact your legislators in Harrisburg and ask them to support an increase in funding for PHARE. If you have received PHARE funds share project information with your legislator to show them the impact in your community.**

3. WHO'S IN CONGRESS?

In early 2018 the State Supreme Court invalidated the existing congressional boundaries and required new boundaries for the 2018 elections. That action, coupled with a higher than average number of retirements will create different delegation in Washington DC following the elections. This will make our advocacy efforts in 2019 particularly challenging.

Help us continue our success by letting us know who you know so we can meet with every member of the congressional delegation by the end of January 2019. Maybe you know the candidate, a senior staffer, or the person who has stuffed more envelopes or knocked on more doors than anyone else. All of them could be essential to establishing a relationship that benefits our legislative agenda. **Tell us who you know so we can help schedule meetings.**

4. PROMOTE HUD FUNDING

The two year budget deal reached in 2018 provides stable funding for FY2018 and FY2019. However there is no guarantee about funding beyond that time. As the FY2019 budget is finalized support THUD funding levels established by the Senate. Tell your community about successful projects funded by HOME, CDBG, LIHTC, HVCP and other federal sources. **Use tools like NAHRO's Advocacy Action Center and PHADA's Legislative Action Center to contact your representatives in Washington DC to make them aware of your concerns.**

5. IMPROVING RULES AND REGULATIONS

If we've learned anything recently it's that this administration does not like rules. Rules and regulations both help us do our work and make it more complicated. Common sense reform is a good idea, politically motivated or poorly thought reform may not be such a good idea. Participation in HUD listening sessions and providing comments on proposed rules are a good way to let HUD know what we are think.

If we've left something important to you off the list, let us know. Please use the accompanying postcard to record your concerns or contact Kelly Hicks at kelly@pahra.com.

