

Dear NAHMA Members,

Below, please find two updates regarding NAHMA's response to REAC changes and regarding HUD's revised Fair Market Rents for fiscal year 2019:

1. Changes to REAC: NAHMA pushes back on newly imposed REAC changes with proposal for alternate approach

This week, NAHMA continued to push back strongly on HUD's recently announced plan to shorten its physical inspection notification timeframe. The agency announced its new policy on February 22nd, 2019 via [PIH Notice 2019-02](#); the Notice establishes an exact 14-day notice period for REAC inspections across the assisted portfolio or an automatic REAC score of "zero."

After thorough discussions about this policy change with NAHMA members and with HUD leadership during agency listening sessions, at the recent NAHMA meeting, and during ongoing engagement, and after bringing the issue to the attention of Members of Congress with jurisdiction over affordable housing programs, NAHMA this week urged HUD to suspend or amend the newly imposed REAC notice policy, and requested congressional oversight authority in examining impacts of the new policy.

Our letters to HUD and to Congress outline in detail NAHMA's concerns with the new physical inspection notification timeframe, and discusses the concepts that support our suggested alternate approaches to advancing our shared goal of providing quality housing and improving economic opportunity for communities across the country.

To read our letters to HUD and to Congress on the REAC policy change, please visit our "Emerging REAC Issues" webpage [here](#). The webpage continues to be updated with the latest information regarding changes to REAC, including an upcoming NAHMA survey to collect member feedback regarding additional REAC changes planned by the agency.

2. Revised Fair Market Rents for the Housing Choice Voucher Program and Moderate Rehabilitation Single Room Occupancy Program Fiscal Year 2019

This week, HUD published a Federal Register Notice to update the FY 2019 Fair Market Rents (FMRs) for ten areas based on new survey data: Boston-Cambridge-Quincy, MA-NH HUD Metropolitan FMR Area (HMFA); Burlington-South Burlington, VT Metropolitan Statistical Area (MSA), Coos County, OR; Curry County, OR; Douglas County, OR; Oakland-Fremont, CA HMFA; Portland-Vancouver-Hillsboro, OR-WA MSA; San Diego-Carlsbad, CA MSA; San Francisco, CA HMFA; and San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area. Further, HUD responded to comments received on the FY 2019 FMRs.

The FY 2019 FMRs are amended and are available on the HUD USER website:

<http://www.huduser.gov/portal/datasets/fmr.html>. The FY 2019 Small Area FMRs (SAFMRs) for the revised metropolitan areas have also been updated and may be found at

<https://www.huduser.gov/portal/datasets/fmr/smallarea/index.html>. To read HUD's responses to the public comments received on FY 2019 FMRs, please view the Federal Register Notice [here](#).

Thanks,

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NAHMA is the leading voice for affordable housing management, advocating on behalf of multifamily property managers and owners whose mission is to provide quality affordable housing.