



Expanding Affordable Rental Housing Opportunities: A Progress Update

In October 2022, MBA announced the launch of *The Affordable Rental Housing Strategy: Expanding Affordable Rental Housing Opportunities* (*The Strategy*) as a top priority for MBA's 2023 Chairman Matt Rocco. *The Strategy* is part of MBA's ongoing commitment to addressing the barriers to sustainable housing for persons and communities of color and expanding the opportunities for wealth creation and stability that come from homeownership and affordable rental housing.

The Strategy outlines four pillars that MBA and its members are dedicated to pursuing. MBA continues to prioritize advocacy, partnerships, and connections within the industry to increase the availability of affordable multifamily housing, expand educational opportunities to assist renters, provide clarity within the industry regarding the different definitions of affordable housing, and offer support to minority professionals in the field.

Multiple MBA teams have collaborated to advance the pillars of *The Strategy*. This progress report provides an overview of MBA's achievements thus far and outlines future activities for each pillar.

The Pillars: Accomplishments and What's Next

1. Increase the supply of housing in America through policies, programs, and practices.

ACCOMPLISHMENTS:

- Advocated for and supported the Affordable Housing Credit Improvement Act, the Neighborhood Homes Improvement Act, the Yes in My Back Yard (YIMBY) Act, Affordable Housing Bond Enhancement Act, Revitalizing Downtowns Act, and the Housing Supply Expansion Act to reform Davis-Bacon wage rates. These proposals, if passed, would expand and preserve the supply of affordable housing and decrease the regulatory barriers hindering the construction of new affordable housing supply.
- + Submitted a comment letter to the House Ways and Means Committee, which outlined our support for these proposals and the goal of enacting tax provisions designed to spur job creation and economic growth, while maintaining appropriate incentives for the efficient financing of real estate transactions — for renters and homeowners alike.
- Joined trade group comment letters with the Housing Affordability Coalition urging Congress to enact legislation that supports new housing production and signed comment letters with the ACTION Campaign to encourage the expansion and preservation of the Low-Income Housing Tax Credit (LIHTC).
- Successfully advocated for the Federal Housing Finance Agency (FHA) to increase the threshold for large multifamily loans to \$120 million, which will help facilitate the production of more market and affordable rental housing units.

- Submitted a comment letter and joined a coalition letter that urged HUD to rescind its proposal to consolidate the Section 8 regulations into one program and to create a single form of Housing Assistance Payment (HAP) contract, which could result in the loss of thousands of low-income units.
- Launched the Housing Solutions Coalition, in partnership with the National Apartment Association, the National Association of Home Builders, the National Association of REALTORS,[®] and the National Multifamily Housing Council, to provide alternative solutions to rent control.
- Participated in industry-led efforts to expand affordable housing with partners such as the National League of Cities, the American Planning Association's Housing Supply Accelerator Steering Committee, The Housing Affordability Coalition, and the ACTION Campaign.

WHAT'S NEXT:

- Continue advocacy efforts and work with industry partners to reduce regulatory burdens to advance the construction of affordable housing and to advance legislative proposals that would expand the supply of available and accessible housing.
- Explore scalable and replicable innovative solutions to address the nation's housing supply shortage.

2. Expand MBA's leadership in linking affordable rental housing to renter counseling and education.

ACCOMPLISHMENTS:

- Expanded the CONVERGENCE Physics of Affordable Housing webinar series to include best practices and standardizations for addressing the housing supply shortage.
- Hosted in-person and virtual educational offerings for industry practitioners through CONVERGENCE place-based initiatives

and collective action efforts designed to increase housing opportunities for minority households and low- to moderate-income residents within the local housing ecosystem.

- Hosted *Explore Build-to-Rent Advantages, Trends & Opportunities*, a webinar that explored the best practices and challenges to addressing affordable housing opportunities for residents and industry practitioners.

WHAT'S NEXT:

- Explore options for a pilot program in one of the place-based CONVERGENCE locations related to innovative ownership models for renters and potential homebuyers.
- Release the Best Practices for Renter Counseling from COVID-19 report with the Urban Institute and NeighborWorks America.

3. Grow the ranks of minority professionals in multifamily housing lending and development.

ACCOMPLISHMENTS:

- Launched a *Diversity, Equity, and Inclusion (DEI) Playbook*, an action-oriented toolkit designed to enhance, complement, and develop member organizations' DEI efforts.
- Released a DEI Study in conjunction with McLagan/Aon, which included recommendations to provide information on diversity statistics across various functions and job levels within the Commercial/Multifamily and Residential Real Estate Finance industries.
- Launched MBA's Developing Leaders Mentoring Program powered by Engage Mentoring, designed for the professional development of diverse employees within our member organizations.
- Launched the Commercial Real Estate Finance (CREF) Careers Student Fellowship, a new fellowship program for students interested in learning more about internships, jobs, and Commercial Real Estate Finance careers.
- Hosted a virtual series, *Voices: Courageous Conversations with Women and Men with Diverse Identities*, featuring industry leaders



as they shared their personal journeys and discussed career management solutions through allyship, mentorship, and sponsorship.

- Joined the Commercial Real Estate Diverse Supplier (CREDS) Consortium to advance Supplier Diversity initiatives, and measure and demonstrate progress toward ESG and DEI goals.
- Expanded partnerships with Fannie Mae Future Housing Leaders, HomeFree USA and the Center for Financial Advancement (CFA), NAMMBA, NAREB, Historically Black Colleges and Universities (HBCU) Business Deans Roundtable, and MBA's CREEF Careers.

WHAT'S NEXT:

- CONVERGENCE Columbus will host a How to Become a Real Estate Appraiser workshop. The workshop is designed to raise awareness about opportunities in the appraisal industry and attract a more diverse workforce.
- Continue current efforts to grow and develop the ranks of minority professionals in Commercial/Multifamily lending.
- Expand industry Diversity Alliance Partnerships to formally include NAHREP and the LGBTQ+ Real Estate Alliance to grow our reach, increase thought leadership, and advance the professional development of our members.

4. Streamline definitions for affordable multifamily housing.

ACCOMPLISHMENTS:

- Served on the Multifamily Impact Council Advisory Board, a collection of multifamily housing leaders working to establish principles and metrics for social impact investing in multifamily housing.
- Hosted webinars and roundtables on the various and conflicting definitions and metrics of Environmental (E), Social (S), and Governance (G).

WHAT'S NEXT:

- Continue encouraging HUD, FHFA, and the GSEs to standardize their definitions for affordable multifamily housing products and programs.
- Continue industry partnerships and expand education efforts to seek standardization and best practices for affordable multifamily housing.

“The Affordable Rental Housing Strategy reflects the essential need for affordable rental housing in our society. The Strategy has made significant strides this year in building upon the affordable housing efforts set forth by MBA’s Building Generational Wealth through Homeownership Campaign and MBA’s Home for All Pledge. Through policies, programs, best practices, and public-private partnerships, MBA is making a targeted effort to increase affordable rental housing and support a wider community of renters and potential homeowners. I can’t wait to see this incredible work continue.”



Matt Rocco
2023 MBA Chairman
President, Colliers Mortgage

To learn more, visit mba.org/affordablerentalhousing or contact:

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