



400 North Columbus Street
Suite 203
Alexandria, VA 22314
(703) 683-8630
(703) 683-8634 FAX
www.nahma.org

July 10, 2017

The Honorable Mel Watt
Director
Federal Housing Finance Agency
400 7th Street, SW
Washington, DC 20219

RE: Enterprises Duty to Serve Underserved Markets Plan

Thank you for the opportunity to submit comments on Fannie Mae's and Freddie Mac's (the Enterprises) proposed Underserved Markets Plans (Plans). NAHMA has reviewed the specific activities and objectives each Enterprise proposes to undertake from 2018-2020 to fulfill its Duty to Serve obligations in the underserved market of affordable housing preservation and rural markets. Overall, the National Affordable Housing Management Association (NAHMA) supports each Enterprise's regulatory activities and objectives, as outlined in proposed Underserved Markets Plan.

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. NAHMA supports legislative and regulatory policy that promotes the development and preservation of decent and safe affordable housing, is a vital resource for technical education and information and fosters strategic relations between government and industry. NAHMA's membership represents 75 percent of the affordable housing management industry, and includes its most distinguished multifamily owners and management companies. Visit www.nahma.org for more information.

Affordable Housing Preservation and Rural Markets

At a time when affordable housing remains unavailable to millions of individuals and families in need of housing, NAHMA is encouraged with the affordable housing activities and goals both Enterprises provided in their Underserved Market Plans. NAHMA is also encouraged that the Enterprises are returning to the Low Income Housing Tax Credit (LIHTC) market with a focus on providing liquidity to rural areas. We strongly support the Enterprises support for current affordable housing programs, including project-based Section 8, Section 202 housing, Section 811 housing, the Rental Assistance Demonstration (RAD), USDA Section 515 Rural Housing Program, and LIHTC. Where possible, NAHMA recommends the Enterprises compliment their preservation activities with opportunities for new construction of affordable housing. The demand for affordable housing options for the nation's rising elderly population and the unmet housing needs in rural communities are opportunities for the Enterprises to participate in the affordable housing marketplace.

NAHMA welcomes the opportunity to work with FHFA and the Enterprises to assist in meeting the affordable housing preservation and rural markets goals, as outlined in the proposed plans. Should you have questions, please contact Larry Keys, Director of Government Affairs, at (703) 683-8630, ext. 111 or lkeys@nahma.org.

Sincerely,

Kris Cook, CAE
Executive Director