00000302106

Clerk of the House of Representatives	Secretary of the Senate
Legislative Resource Center	Office of Public Records
B-106 Cannon Building	232 Hart Building
Washington, DC 20515	Washington, DC 20510

SECRETARY OF THE
05 AUG 10 PM 3

LOBBYING REPORT

Lobbying Disclosure Act of 1995 (Section 5) - **All Filers Are Required to Complete This Page**

1. Registrant Name

NAHMA

2. Address ☐ Check if different than previously reported

400 North Columbus Street, Suite 203, Alexandria, VA 22314

3. Principal Place of Business (if different from line 2)

same

City: State/zip (or Country)

4. Contact Name	Telephone	E-mail (optional)	5. Senate ID #
Kristina C. Cook	(703) 683-8630	kris.cook@nahma.org	46324-12

7. Client Name ☑ Self

Self

6. House ID # 34144000

TYPE OF REPORT

8. Year 2005 Midyear (January 1-June 30) ☑ **OR** Year End (July 1-Decer

9. Check if this filing amends a previously filed version of this report ☐

10. Check if this is a Termination Report ☐ ➪ Termination Date _____ 11. No Lobbying

INCOME OR EXPENSES - Complete Either Line 12 **OR** Line 13

12. Lobbying Firms

INCOME relating to lobbying activities for this reporting period was:

Less than $10,000 ☐

$10,000 or more ☐ ➪ $ _____
Income (nearest $20,000)

Provide a good faith estimate, rounded to the nearest $20,000, of all lobbying related income from the client (including all payments to the registrant by any other entity for lobbying activities on behalf of the client).

13. Organizations

EXPENSES relating to lobbying activities for this reporti period were:

Less than $10,000 ☐

$10,000 or more ☑ ➪ $ $115,000.00
Expenses (nearest $20,000)

14. REPORTING METHOD. Check box to indicate exp accounting method. See instructions for description of opti

☑ **Method A.** Reporting amounts using LDA definitior

☐ **Method B.** Reporting amounts under section 6033(b Internal Revenue Code

☐ **Method C.** Reporting amounts under section 162(e) Internal Revenue Code

Signature _____ Date **August 10, 2005**

Printed Name and Title Kristina C. Cook, CAE, Executive Director

LD-2 (REV. 4/03)

Registrant Name NAHMA Client Name Self

LOBBYING ACTIVITY. Select as many codes as necessary to reflect the general issue areas in which the engaged in lobbying on behalf of the client during the reporting period. **Using a separate page for each cod** information as requested. Attach additional page(s) as needed.

15. General issue area code HOU (one per page)

16. Specific lobbying issues

See Attachment 1

17. House(s) of Congress and Federal agencies contacted ☐ Check if None

Senate; House of Representatives; General Accounting Office; the White House; Office of Management and Budget; Department of Housing and Urban Development; Department of Agriculture Rural Housing Service; Department of the Treasury Internal Revenue Service;

18. Name of each individual who acted as a lobbyist in this issue area

Name	Covered Official Position (if applicable)
Michelle Kitchen; Kristina Cook	
Michelle Norris; Jed Graef	
Jim McGrath; Randy Lenhoff; Karen Steinbaum	
Mike Goodwin; Sam Ausmus; Chris White	
Ken Pagano; George Caruso; Roxie Munn	
Gianna Solari;	
Art Hessel, Gustavo Sapiurka; Charles Durnin	

19. Interest of each foreign entity in the specific issues listed on line 16 above ☑ Check if None

Signature _____ Date 08/10/ 2005

Printed Name and Title Kristina C. Cook, CAE, Executive Director

Printed Name and Title _____

Registrant Name: NAHMA **Client Name: Self**

ATTACHMENT 1

15. General issue area code HOU

16. Specific lobbying issues:

2006 Budget Requests by the Administration; provisions relating to the U.S. Department of Housing and Urban Development (HUD) and Rural Housing Service (RHS) funding and programs and Treasury Proposals related to the Low Income Housing Tax Credit, including the OMB Program Rating Assessment Tool (PART) scorecards.

H.R.2744 - FY 2006 Agriculture, Rural Development, Food and Drug Administration, and Related Agencies Appropriations Act (House and Senate versions): Title III, Rural Development Programs, Rural Housing Service all provisions related to funding and administration of affordable multifamily housing programs. Specifically, reject cuts to affordable housing programs, increase funding at least for inflation, allow new production, place emphasis on affordable housing preservation, support tenant protection vouchers when Section 515 residents, Relieve affordable housing operators of the financial obligations and potential fair housing / civil rights liabilities imposed by requirements in the RHS 3560 regulation to translate leases and house rules, pursuant to Executive Order 13166 requiring meaningful access to housing programs for Limited English Proficient (LEP) persons.

H.R.3058- FY 2006 Transportation, Treasury, Housing and Urban Development, the Judiciary, the District of Columbia, and Independent Agencies Appropriations Act (House bill) and FY 2006 Transportation, Treasury, the Judiciary, Housing and Urban Development, and Related Agencies Appropriations Bill (Senate bill). Title III, Department of Housing and Urban Development all U.S. Department of Housing and Urban Development (HUD) provisions related to funding and administration of affordable multifamily housing programs. Specifically, reject the "Flexible Voucher Program; Provide full funding for all authorized Section 8 vouchers; Increase funding for the Section 202 and Section 811 programs above the 2005 appropriation levels at least at the rate of inflation; Place a higher priority on affordable housing preservation; Relieve affordable housing operators of the financial obligations and potential fair housing / civil rights liabilities imposed by HUD's guidance for providing meaningful access to housing programs for Limited English Proficient (LEP) persons; Be willing to explore possible solutions to late Housing Assistance Payments (HAPs) problem; Reject proposed cuts to federal multifamily housing programs; Stress the need for reliable and timely federal funding to the financial community in underwriting and developing multifamily housing deals.

S. 190 - Federal Housing Enterprise Regulatory Reform Act of 2005: especially urged inclusion of Affordable Housing Fund.

HR 1461 - Federal Housing Finance Reform Act of 2005: especially Title I, Subtitle B, Section 125 Revision of Housing Goals and Section 128 Affordable Housing Fund.

S 256 and HR 685 - Bankruptcy Abuse Prevention and Consumer Protection Act of 2005: particularly Section 311 of the bills which reforms the application of the automatic stay provisions of bankruptcy laws to tenants facing eviction.

S 98 and HR 111 - Community Choice in Real Estate Act: all provisions.

HR 2660 - Fair Choice and Competition in Real Estate Act of 2005; all provisions.

S 771 and HR 1999 - State and Local Housing Flexibility Act of 2005: all provisions, especially, Title I Flexible Voucher Program.

HR 2636 - Housing Preservation Matching Grant Act of 2005: all provisions.

HR 2681 - Affordable Housing Tax Credit Enhancement Act of 2005: all provisions.

HR 1468 - To Amend the Internal Revenue Code of 1986 to Replace the Recapture Bond Provisions of the Low Income Housing Tax Credit Program; all provisions.

S 705 - Meeting the Housing and Service Needs of Seniors Act of 2005; all provisions.

S 557 and HR 136 - To provide that Executive Order 13166 shall have no force or effect, to prohibit the use of funds for certain purposes, and for other purposes: all provisions.

Executive Order 13166 - Improving Access to Services for Persons with Limited English Proficiency – all, with particular emphasis on implementation related to affordable housing.

HUD's Notice of Guidance to Federal Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons (Docket No. FR-4878-N-01). Among other things, it requires owners and agents to translate their leases into foreign languages and ensure competency of translators for tenants with Limited English Proficiency (LEP).

HR 1268 - Emergency Supplemental Appropriations Act for Defense, the Global War on Terror, and Tsunami Relief of 2005: urged inclusion of language to relieve affordable housing operators of the financial obligations and potential fair housing / civil rights liabilities imposed by HUD's guidance and USDA-RHS regulations for providing meaningful access to housing programs for Limited English Proficient (LEP) persons.

S.1197, HR 2876 and HR 3171 -To reauthorize the Violence Against Women Act of 1994; especially Title VI-Housing Opportunities and Safety for Battered Women and Children.

General Issue of protecting the Low Income Housing Tax Credit (LIHTC) from potential unintended affects of repealing taxes on dividend income

"Exit Tax" relief for owners who wish to transfer ownership of affordable multifamily housing projects.

Proposals to simplify the administration of Section 8 housing programs, make the program more user-friendly for landlords and tenants, and provide new project-based housing voucher options, such as "thrifty vouchers."

Need for timely and accurate payment to owner/agents of HUD Housing Assistance Payment (HAP) contracts.

Protection for tenants when affordable housing is converted to market-rate housing.

Subsidy layering of federal housing programs, particularly the need for additional guidance when rules of layered subsidies conflict.

Need for new production of federally assisted multifamily housing, including a National Housing Trust Fund.

Preservation of Federally assisted HUD, RHS, and Section 42 Low Income Housing Tax Credit (LIHTC) housing.

Provide incentives and/or regulatory relief to discourage owners and management agents from opting-out of affordable housing programs.

Federal responses to mold in housing.

HUD and RHS personnel issues.

Rural Housing Service (RHS) Proposed Rule for Streamlining and Consolidation of the Section 514, 515, 516, and 521 Multifamily Housing Programs ("3560" proposed rule) (7 CFR Part 3560 RIN 0575-AC13).

General opposition to statutory and regulatory requirements to which owners and management agents of affordable housing must comply, but are provided no additional funding to offset the cost of those laws and/or regulations.

Urged balance between federal policies for homeownership and affordable rental housing programs.

Federal Deposit Insurance Corporation RIN 3064-AC50 Community Reinvestment Proposed Rule (raising threshold for Community Reinvestment Act).

Registrant Name NAHMA Client Name Self

Information Update Page - Complete ONLY where registration information has changed.

20. Client new address

21. Client new principal place of business (if different from line 20)

City State/Zip (or Country)

22. New general description of client's business or activites

LOBBYIST UPDATE

23. Name of each previously reported individual who is **no longer** expected to act as a lobbyist for the client

Carole Glodney, David Buchwalter, Karen Newsome, Jim Henderson, Wayne Fox

ISSUE UPDATE

24. General lobbying issues previously reported that **no longer** pertain

AFFILIATED ORGANIZATIONS

25. Add the following affiliated organization(s)

Name	Address	Principal Place of Bus (city and state or cour

26. Name of each previously reported organization that is **no longer** affiliated with the registrant or client

FOREIGN ENTITIES

27. Add the following foreign entities

Name	Address	Principal place of business (city and state or country)	Amount of contribution for lobbying activities	C p c

28. Name of each previously reported foreign entity that **no longer** owns, **or** controls, **or** is affiliated with the registrant, cl affiliated organization

Signature Date 08/10/ 2005

Kristina C. Cook, CAE, Executive Director