

# PRESERVATION WORKING GROUP

July 19, 2013

Chairwoman Barbara Mikulski  
Appropriations Committee  
The Capitol S-128  
Washington, DC 20510

Vice Chairman Richard Shelby  
Appropriations Committee  
The Capitol S-128  
Washington, DC 20510

Chairwoman Patty Murray  
Transportation, Housing and Urban  
Development Appropriations  
138 Dirksen Senate Office Building  
Washington, DC 20510

Ranking Member Susan Collins  
Transportation, Housing and Urban  
Development Appropriations  
138 Dirksen Senate Office Building  
Washington, DC 20510

Dear Chairwoman Mikulski, Chairwoman Murray, Vice Chairman Shelby and Ranking Member Collins,

The Preservation Working Group is writing in support of S. 1243, the Transportation, Housing and Urban Development Appropriations bill. Given the budgetary constraints facing the Committee, Chairwoman Murray and Ranking Member Collins crafted a bill that provides funding to ensure that households that are relying on HUD's rental assistance will continue to receive assistance and help preserve and maintain the existing rental housing stock.

As a national network of nonprofits, tenant advocates and state and local housing agencies, PWG is dedicated to the preservation and development of federally assisted multifamily affordable housing. PWG members utilize a variety of HUD's programs to ensure that low-income households have safe, decent and affordable housing.

S. 1243 provides \$10.7 billion for the Project-Based Section 8 program, which provides critical rental assistance to support more than 1 million affordable apartments across the country. The funding level for this program is critical to renew expiring rental assistance contracts, make timely payments to owners and maintain the physical and financial integrity of properties.

In addition, the bill provides \$150 million for Tenant Protection Vouchers (TPVs) that are provided to tenants in properties that are being converted to long-term contracts under the Rental Assistance Demonstration (RAD) program, tenants facing possible displacement because of property disposition or owner opt-outs of Section 8 contracts. We urge the Senate to restore the set-aside in the TPV account to provide vouchers to tenants in properties that are facing mortgage maturity or other expiring use restrictions.

Finally, the bill makes key modifications to the RAD program to facilitate the conversion of expiring Rent Supplement and Rental Assistance Payment (RAP) contracts to long-term project based Section 8 contracts or project-based voucher contracts. To date, HUD has approved the conversion of over 3,000 units with this authority and has received 152 letters of interest covering 11,000 units, or almost half of the Rent Supp/RAP inventory across the country. Clearly, the demand for this program necessitates the extension for an additional two years as proposed by S. 1243.

S. 1243 passed out of the Senate Appropriations Committee with bipartisan support. Passing a HUD funding bill that provides adequate levels of funding for affordable housing and community

# PRESERVATION WORKING GROUP

development programs is critical to maintaining affordable apartments for low-income households across the country. We urge the full Senate to pass this important legislation because of its support for HUD funding.

Sincerely,

1000 Friends of Florida  
ACTION-Housing, Inc.  
California Housing Partnership  
Coalition for ECONOMIC SURVIVAL  
Coastal Enterprises, Inc (Maine)  
CSH (Corporation for Supportive Housing)  
The Community Builders  
Community Economic Development Assistance Corporation  
Community Housing Partners  
Enterprise Community Partners  
Florida Housing Coalition  
Housing Assistance Council  
LeadingAge  
Local Initiatives Support Corporation  
Lutheran Services in America  
National Alliance of HUD Tenants  
National Council of State Housing Finance Agencies  
National Housing Conference  
National Housing Law Project  
National Housing Trust  
National Low Income Housing Coalition  
Network for Oregon Affordable Housing  
Maine Affordable Housing Coalition  
Mercy Housing, Inc.  
Ohio Capital Corporation for Housing  
Preservation of Affordable Housing, Inc.  
Stewards of Affordable Housing for the Future  
Tenants & Neighbors