

The Honorable Daniel Inouye
Chairman
Committee on Appropriations
United States Senate
Washington, DC 20510

The Honorable Thad Cochran
Ranking Member
Committee on Appropriations
United States Senate
Washington, DC 20510

Dear Chairman and Ranking Member:

The undersigned groups represent for-profit and nonprofit apartment owners, developers, managers and lenders involved in the provision of affordable rental housing through the Section 8 Project Based Rental Assistance (PBRA) programs. The assisted apartments are privately owned and under contract with the Federal Government through HUD which enable elderly, disabled and low wage families to afford their rental housing.

We are writing in strong support of the language in the Senate Appropriations FY2013 Transportation, Housing and Urban Development (THUD) Appropriations bill that renews all of the PBRA contracts for a full 12 months. Our industry is appreciative of the efforts by the Subcommittee to fully fund PBRA, and we urge the full committee to support this provision as partial year renewals/short funding would be devastating.

As you are aware, the "short funding" of the PBRA contracts may force property owners and managers to make contingency plans for paying the mortgages and continuing operations if funding is not available to renew the contracts or make housing assistance payments, and may violate contract terms currently in place. In addition, uncertainty about full funding raises concerns about the reliability of federal funding commitments among owners, managers, lenders and residents.

We strongly support the Senate Appropriations THUD bill as reported out of Subcommittee. We urge Congress to finalize the budgets for HUD PBRA at spending levels which enable property owners, both for profit and not for profit, to properly administer the programs that serve those in need.

Sincerely,

Council for Affordable and Rural Housing
Institute of Real Estate Management
Leading Age (formerly AAHSA)
National Affordable Housing Management Association
National Apartment Association
National Association of Affordable Housing Lenders
National Association of Home Builders
National Association of Housing Cooperatives
National Leased Housing Association
National Multi Housing Council

CC: Members of the Senate Appropriations Committee