

June 18, 2012

The Honorable Harold Rogers Chairman
Committee on Appropriations
United States House of Representative
Washington, DC 20515

The Honorable Norm Dicks
Ranking Member
Committee on Appropriations
United States House of Representatives
Washington, DC 20515

Dear Chairman and Ranking Member:

As the full committee begins to address the Transportation, Housing and Urban Development, and Related Agencies (THUD) FY13 spending bill, we wanted to make you aware of concerns we have regarding the funding levels approved by the THUD Subcommittee. The Subcommittee funds the Section 8 Project-Based Rental Assistance (PBRA) program at \$8.7 billion, which is below what is necessary to fully fund the contracts currently in place and well below the level already passed by the Senate. We urge the committee to fully fund the Section 8 PBRA housing account.

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 PBRA programs. The assisted apartments are privately owned and are under contract with the federal government through HUD, which enables elderly, disabled and low wage families to afford their rental housing.

We are writing to encourage the House to fully fund the Section 8 PBRA program. We are supportive of the language in the Senate Appropriations FY2013 THUD Appropriations bill that renews all of the PBRA contracts for a full 12 months. We urge the House Appropriations Committee to reject partial year funding for renewals, as short funding would be devastating.

As you are aware, the short funding of the Section 8 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 urge the committee to support full funding for PBRA. We urge Congress to finalize the budgets for HUD Section 8 PBRA at spending levels which enable property owners, both for profit and non 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 House and Senate Appropriations Committee