November 3, 2014

The Honorable Hal Rogers
Chair
Committee on Appropriations
U.S. House of Representatives
Washington, DC 20515

The Honorable Nita Lowey
Ranking Member
Committee on Appropriations
U.S. House of Representatives
Washington, DC 20515

The Honorable Tom Latham
Chair
Appropriations Subcommittee on Transportation, Housing and Urban Development
U.S. House of Representatives
Washington, DC 20515

The Honorable Ed Pastor
Ranking Member
Appropriations Subcommittee on Transportation, Housing and Urban Development
U.S. House of Representatives
Washington, DC 20515

The Honorable Jeb Hensarling
Chair
House Financial Services Committee
U.S. House of Representatives
Washington, DC 20515

The Honorable Maxine Waters
Ranking Member
House Financial Services Committee
U.S. House of Representatives
Washington, DC 20515

Dear Chairman Rogers, Ranking Member Lowey, Chairman Latham, Ranking Member Pastor, Chairman Hensarling, and Ranking Member Waters,

The undersigned members of the National Preservation Working Group (PWG) respectfully request that you include an extension of the Rent Supplement, Rental Assistance Payment (RAP) and Section 8 Moderate Rehabilitation (Mod Rehab) conversion authority in the Fiscal Year (FY) 2015 Transportation, Housing and Urban Development Appropriations bill or whatever spending bill Congress considers for the remainder of the fiscal year. PWG is a national coalition of housing owners, developers, tenant associations, and state and local housing agencies dedicated to the preservation of multifamily housing for low-income families.

This conversion authority, first established in the FY 2012 THUD Appropriations bill as part of Component 2 of the Rental Assistance Demonstration (RAD), expires at the end of 2014. Extending it is critical for owners with contracts expiring in 2015 and 2016 to preserve the affordable apartments that are currently home to low-income households. Such an extension will not require an increase in funding.

As you are aware, the Rent Supplement, RAP and Mod Rehab programs are the predecessors to today’s rental assistance programs. These project-based contracts have no option for long-term renewal, except under this limited authority that enables an owner to convert Tenant Protection Vouchers (TPVs), issued upon termination, to a Project-Based Voucher (PBV) contract. The Mod Rehab program has limited options for renewal that preclude long-term preservation efforts.

In a short time, this authority has been used to preserve and improve thousands of homes nationwide. As of July 2014, HUD had closed 7,168 units in 72 projects under RAD Component 2. The Department also had approved, but not yet closed, 4,077 units in 18 projects and had an additional 3,588 units in 24 projects under review. With the continuation of a long-term rental assistance contract, owners have been able to leverage financing to undertake rehabilitation to preserve the physical integrity of the project and better serve residents.
The specific language we are requesting is as follows:

SEC. ___. The language under the heading Rental Assistance Demonstration in the Department of Housing and Urban Development Appropriations Act, 2012 (Public Law 112–55) is amended in the penultimate proviso by striking ‘‘and 2013,’’ and inserting ‘‘through December 31, 2016’’.

As mentioned above, this request will not require additional funding. Extending this authority is critical to retaining affordable apartments that serve low-income households across the country. Over 9,000 units of Rent Supplement and RAP apartments across the country, primarily serving seniors and persons with disabilities, have contracts that expire in the next two years. In addition, it would be more efficient to also authorize direct conversion to project-based Section 8, the typical program used for preservation.

We respectfully request that you provide this language in the FY 2015 Transportation, Housing and Urban Development Appropriations bill or whatever spending bill Congress considers for the rest of the fiscal year. Please let us know if you have any questions or would like additional information.

Sincerely,

Emily Achtenberg
Action Housing
California Housing Partnership
CEI Maine
Coalition for Economic Survival, Los Angeles
Coalition on Homelessness and Housing in Ohio
Community Economic Development Assistance Corporation
Community Housing Partners
Community Service Society of New York
Crossroads Urban Center, Salt Lake City
CSH
Florida Housing Coalition
Housing Partnership Network
LeadingAge
Madison Park Development Corporation
Maria Maffei
Mercy Housing
Minnesota Housing
National Alliance of HUD Tenants
National Church Residences
National Council of State Housing Agencies
National Housing Conference
National Housing Law Project
National Housing Trust
National Low Income Housing Coalition
Network for Oregon Affordable Housing
NHP Foundation
Ohio Capital Corporation for Housing
Preservation of Affordable Housing, Inc.
Rural Housing Preservation Associates
Stewards of Affordable Housing for the Future
Tenants and Neighbors
The Caleb Group
The Community Builders