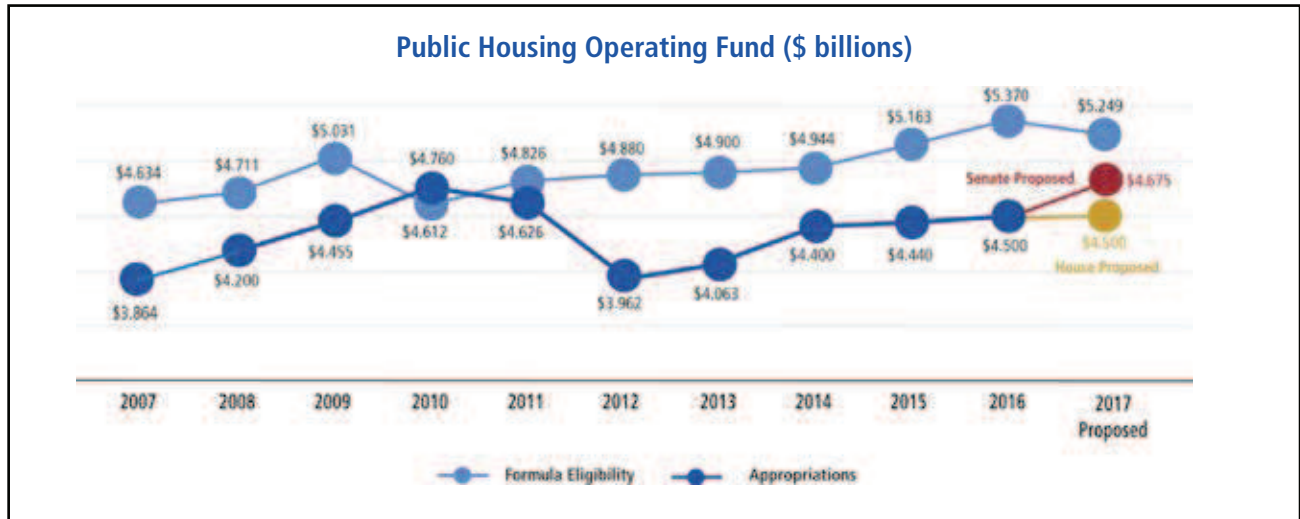
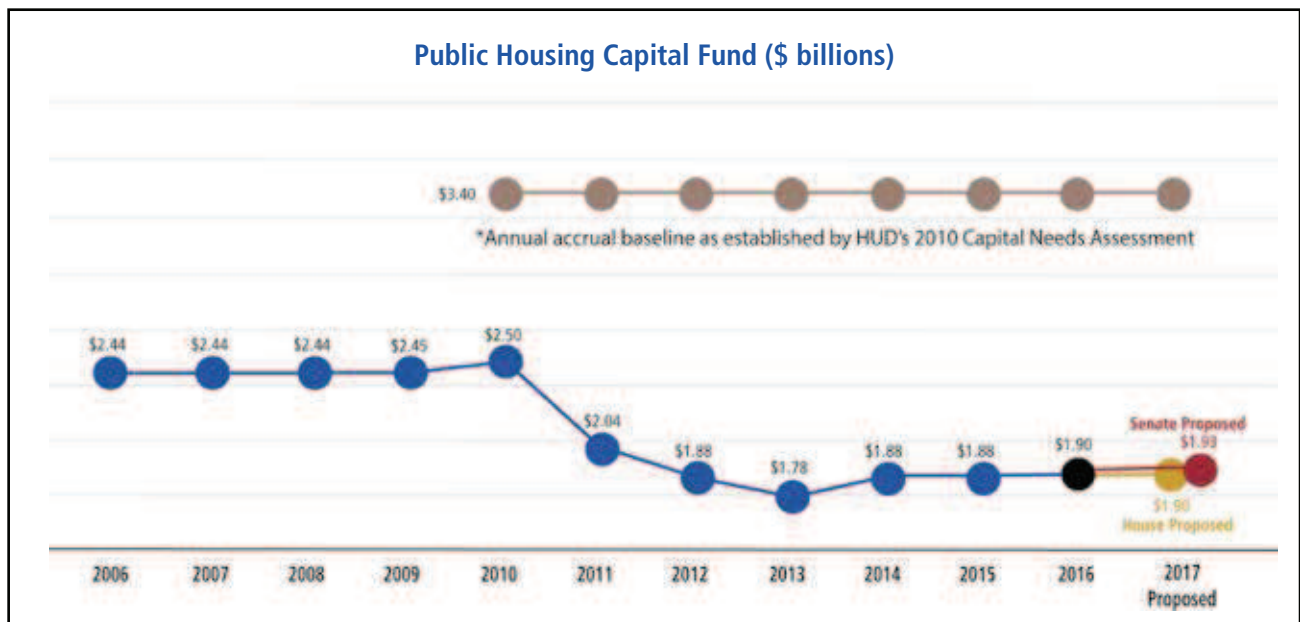


**Public Housing**

Public Housing Agencies (PHAs) own and operate over 1.1 million units of federally subsidized public housing, providing affordable housing to families, the elderly, persons with disabilities, and veterans. Although the public housing inventory is an integral component of our nation’s infrastructure, chronic underfunding of the Public Housing Capital and Operating Funds, coupled with burdensome over-regulation, has placed the inventory at risk.



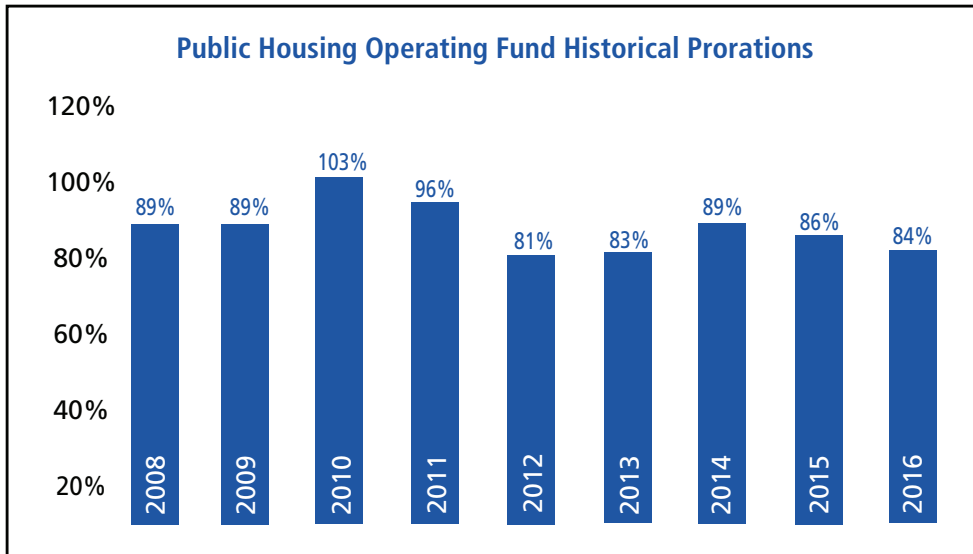
Residents in aging units face increasingly unhealthy and unsafe conditions due to a mounting capital needs backlog. Sadly, Capital Fund appropriations lag dangerously behind accruing modernization needs. At the same time, funding for operations has endured deep cuts, forcing PHAs to forego critical maintenance functions and further jeopardizing the long-term sustainability of many properties. Deteriorating public housing has a huge impact on the health of entire communities, as dilapidated buildings drag down real estate prices neighborhood-wide. PHAs need increased access to private and public funds to rehabilitate and redevelop their properties. PHAs must have broad access to tools that will allow them to streamline their operations, better serve their residents, and tap into the value of their assets and leverage private capital.



## NAHRO's Public Housing Priorities

NAHRO will advocate the restoration of full funding for the operating costs and annual capital accrual needs of public housing.

- Federal funding cuts in recent years have forced PHAs to make difficult decisions, forgoing preventative maintenance and putting off repairs to continue to manage properties. Recent unfunded regulations from HUD have increased PHAs challenge in meeting the needs of their residents and properties.



- NAHRO will continue to support effective tools and mechanisms to improve the operation of the public housing program, including successful implementation of HOTMA provisions that streamline regulation, and the responsible rollout of the Moving to Work (MTW) expansion.
- Regulatory reform would provide increased flexibilities, especially for small PHAs, and allow PHAs to better manage their properties in times of historically low federal funding.
- Allowing for the responsible subordination of the Declaration of Trust on public housing properties would allow PHAs to raise capital necessary for modernization projects.

NAHRO will promote measures to streamline the operating environment in which PHAs function.

- Congress and HUD should adjust the administrative burdens placed on PHAs to align with the resources provided.
- More administrative capacity is required from HUD to ensure successful, streamlined Rental Assistance Demonstration (RAD) transactions. Standardizing the transaction and closing processes would remove many uncertainties faced by PHAs undergoing RAD transfers, such as CHAP revocation and one-size fits all milestones.
- The Public Housing Assessment System (PHAS) scores should be advisory until funding is restored.

