

Public Housing

- Urge Congress to:
 - Provide sufficient funding for public housing in FY11:
 - \$5.08 billion for public housing operating fund
 - \$5 billion for public housing capital fund
 - \$55 million for Resident Opportunity and Supportive Services
- Support HUD's Transforming Rental Assistance (TRA) proposal if it maintains existing income targeting and rent affordability requirements, requires, at a minimum, existing resident participation requirements and protections, provides for long-term affordability, and provides residents with the ability to move with a new voucher while maintaining the project-based subsidy.
- Support revitalization programs for severely distressed public housing only if they include real one-for-one replacement requirements, a right of return for public housing residents and increased relocation and resident participation requirements, and other reforms. HUD's Choice Neighborhoods Initiative proposal needs significant changes to ensure units are not lost, residents are protected, and targeted neighborhoods retain affordable housing.
- Oppose efforts to expand the Moving to Work program through authorizing or appropriations legislation. This "demonstration" program, in existence since 1996, has yet to be fully evaluated for its impacts on extremely poor residents receiving or requiring affordable housing, its impacts on the physical and financial health of the public housing stock, and its impacts on the housing choice voucher program.

Background:

Appropriations

FY10 funding for public housing operating subsidies marked the first year of full funding, after five years of housing agencies receiving less than 90% of their HUD-determined operating subsidy need. For FY11, advocates are seeking more than what HUD has requested for both the operating and capital funds, the two main funding streams for public housing.

Transforming Rental Assistance

HUD's Transforming Rental Assistance proposal is still under development. NLIHC is optimistic that the proposal can, with additional stakeholder input to HUD and Congress, become a tool to preserve public and assisted housing properties in need of rehabilitation while also streamlining federal housing assistance programs and providing residents with the ability to move with a voucher. The new rental assistance program should include the best that all HUD programs

(over)



provide regarding strong resident participation requirements, resources for resident organizing and services, protections, and long-term protection of housing affordable to extremely low income people.

Severely Distressed Public Housing

More than 165,000 public housing units have been lost and not replaced since 1995; reforms to HOPE VI and demolition/disposition can stop this hemorrhage. HUD's Choice Neighborhoods Initiative proposal should be amended in Congress to incorporate the lessons learned from HOPE VI. Enact reforms to HUD's HOPE VI and demolition/disposition programs that reinstitute one-for-one public housing unit replacement requirements (with very limited waivers), the right of residents to return to the revitalized homes and other programmatic reforms to ensure this critical housing stock is preserved and remains affordable for the nation's lowest income households.

Moving to Work

Public housing agencies granted Moving to Work status under this 1986 demonstration program can waive most of the existing statutes and regulations governing public housing and housing choice voucher programs. Moving to Work sites can also combine their public housing and voucher funds and are given flexibility in how and when they spend these funds.

We oppose any expansion to the number of MTW sites and the extension of existing MTW contracts. Our opposition is based on the fact that program as a whole as has not been evaluated for its impacts on extremely poor residents receiving or requiring affordable housing, its impacts on the physical and financial health of the public housing stock and its impacts on the housing choice voucher program.

Current residents, as well as extremely poor people in need of affordable housing, must be protected from MTW's worst outcomes, including shifting scarce resources to higher income groups, implementing unaffordable rents, restricting portability, and requiring draconian time limits and work requirements, all of which have occurred at current MTW sites.

April 2010