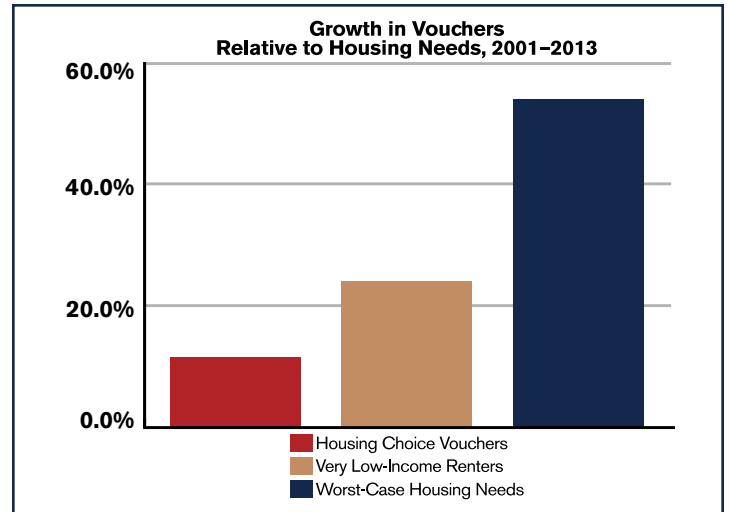


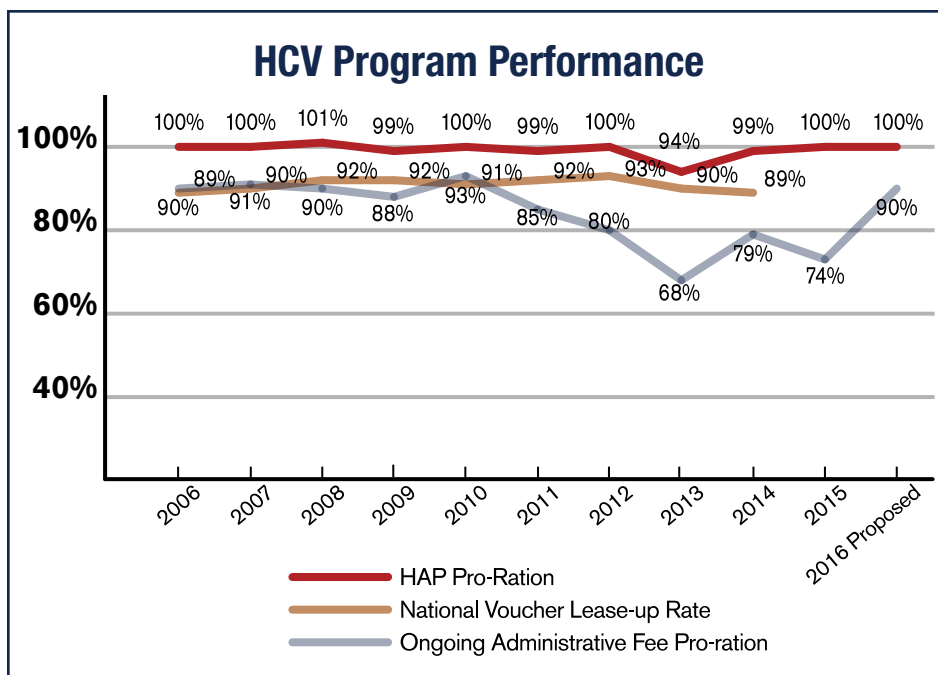
★ Reform and Strengthen the Section 8 Programs ★

HUD's Section 8 rental assistance programs are essential to the nation's commitment to providing low-income American families with access to affordable housing options. The largest of these programs, the Section 8 Housing Choice Voucher (HCV) program, provides rental assistance allowing nearly 2.2 million low-income families to rent privately-owned units in the location of their choosing. The flexibility of the program is a key element to its success in helping vulnerable and low-income populations – families, seniors, persons with disabilities, households displaced by disasters, homeless veterans, and children aging out of the foster care system – to live stable and independent lives.

Need Exceeds Availability of Assistance



Funding for the HCV program is appropriated through two accounts. In addition to the pass-through grants that PHAs send to landlords on behalf of program participants, Congress also funds an account for administrative fees to support the operations of the program, intended to reimburse PHAs for the costs of administering the program for each family under lease. However, while Congress has provided largely adequate funding for the vouchers themselves in recent years (with the FY 2013 sequestration as the notable exception), funding to support administration

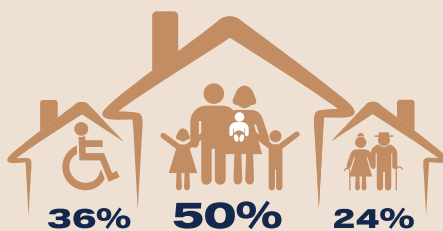


of the program has fallen to dangerously inadequate levels. These cuts have forced PHAs to lay off staff, enact hiring freezes and impose furloughs, resulting in increased caseload sizes and straining PHAs' ability to remain in compliance with HUD's myriad regulations. These cuts also have consequences for the low-income families the voucher program serves, including a reduction in the level of services provided to participants.

★ Reform and Strengthen the Section 8 Programs ★

NAHRO's HCV Priorities:

- NAHRO will seek to restore the vouchers lost due to sequestration.
 - As a result of deep cuts to Housing Assistance Payments (HAP) in 2013, approximately 70,000 fewer families are currently being served by the program. In 2016, NAHRO will seek funding to restore these lost vouchers.
- NAHRO will insist upon the restoration of a responsible level of administrative fee funding for voucher programs.
 - Consecutive years of inadequate funding have forced PHAs to reduce staff, deeply eroding capacity to administer the program. In fact, since 2003, nine percent of PHAs have “handed back” their voucher programs because they cannot afford to administer them.
 - If adequate administrative fee funding is not appropriated, NAHRO will advocate innovative approaches to allow PHAs to maximize the efficiency and efficacy of their available resources, including allowing PHAs to utilize a portion of their HAP reserves to cover the costs of program administration.
- NAHRO will promote measures to streamline the operating environment in which PHAs operate.
 - NAHRO will continue to pursue implementation of long-overdue reforms on issues such as income verification, rent calculation, and utility allowance calculation.
 - Until such time as adequate funding is restored, PHAs should not be held to an unattainable standard. Section Eight Management Assessment Program scores should be made advisory to reflect the imbalance between resources and requirements.
- NAHRO will work to improve voucher programs targeted to special populations, including veterans, ensuring the financial sustainability of their operations and the ongoing ability of PHAs to effectively steward these resources.



Most households receiving voucher assistance are headed by a senior or disabled person or are families with children.



On average, voucher holders contribute \$346 per month towards their rent. PHAs contribute an additional \$632.

NAHRO's Section 8 Project-Based Rental Assistance Priorities:

- NAHRO will continue to advocate a responsible level of funding for the renewal of Section 8 multi-family project-based rental assistance (PBRA) contracts.
- In order for HUD to ensure cost-effective and high quality services, NAHRO strongly supports maintaining a level playing field in the competition for contracts under the Section 8 Performance-Based Contract Administrators initiative.