



400 North Columbus Street
Suite 203
Alexandria, VA 22314
(703) 683-8630
(703) 683-8634 FAX
www.nahma.org

November 10, 2011

The Honorable Tom Latham
Subcommittee on Transportation, Housing and
Urban Development, and Related Agencies
2217 Rayburn HOB
U.S. House of Representatives
Washington, D.C. 20515

The Honorable Patty Murray
Subcommittee on Transportation, Housing and
Urban Development, and Related Agencies
448 Russell Senate Office Building
U.S. Senate
Washington, D.C. 20510

The Honorable John Olver
Subcommittee on Transportation, Housing and
Urban Development, and Related Agencies
1111 Longworth HOB
U.S. House of Representatives
Washington, D.C. 20515

The Honorable Susan Collins
Subcommittee on Transportation, Housing and
Urban Development, and Related Agencies
413 Dirksen Senate Office Building
U.S. Senate
Washington, D.C. 20510

Dear Chairmen and Ranking Members:

As you conference on H.R. 2112, the Agriculture, Rural Development, Food and Drug Administration and Related Agencies Appropriations bill for Fiscal Year (FY) 2012, the National Affordable Housing Management Association (NAHMA) asks you to remember the importance of the Department of Housing and Urban Development's (HUD) multifamily housing programs. These programs enable elderly, disabled, and low-income families to have a safe, clean, and affordable place to live. We urge you to provide a strong budget for HUD's affordable housing programs in the FY 2012 appropriations.

NAHMA is a trade association whose mission is to promote the development and preservation of quality affordable multifamily housing by advancing legislative and regulatory policy, and preparing affordable housing professionals to succeed in evolving economic and political environments. NAHMA's members are property owners and management agents (O/A), industry stakeholders, and providers of goods and services to the affordable housing industry.

H.R. 2112, as passed by the Senate, provides full-funding for all 12-month Section 202 and 811 project rental assistance contracts (PRAC), tenant-based Section 8, and project-based Section 8 rental assistance contracts. These funding levels will enable HUD to meet its contractual obligations for FY 2012. We encourage you to maintain these spending levels.

In addition, the Senate legislation provides \$300,000 for the limited English proficiency (LEP) line-item within the Fair Housing account in H.R. 2112, as passed by the Senate. The line-item sets aside funding for LEP translations and technical assistance, which are both ongoing needs in HUD's effort to increase access to affordable housing for LEP households. NAHMA asks you to keep this line-item in the final minibus language.

NAHMA is pleased that H.R. 2112, as passed by the Senate, includes an extension of the Mark-to-Market program through September 30, 2015. This program gives HUD the authority to restructure affordable property mortgages, allowing owners to preserve the property. The properties can then maintain their long-term affordability while reducing the Federal subsidy payments to the property, saving the Federal

PROTECTING THE INTERESTS OF AFFORDABLE HOUSING PROPERTY MANAGERS AND OWNERS

government money. Because HUD's restructuring authority expired on September 30, 2011, we worry that some property owners may opt-out of Federal rental assistance programs, reducing the number of affordable housing units available to working Americans, if the program is not extended. As a result, we urge Congress to extend the Mark-to-Market program through September 30, 2015 in either the final FY 2012 Transportation-HUD bill or the next continuing resolution.

The House Appropriations Committee draft FY 2012 Transportation-HUD legislation contained significant funding increases over FY 2011 levels for Section 202 elderly and Section 811 disabled capital advances to fund the construction of new units for these vulnerable populations. This funding is critical to ensuring there are affordable housing units to help meet the demand from the quickest growing and most vulnerable populations in America. Therefore, NAHMA would request you to include funding for the Section 202 and 811 programs *at least* at the levels specified by the House draft Transportation-HUD bill in the final minibus legislation.

Furthermore, we would request you support continued funding for the HOME and CDBG programs. Reducing funding for these programs would severely hamper new construction and rehabilitation of existing affordable housing units, especially at a time when very little multifamily rental housing construction is occurring due to sluggish economic recovery. HOME and CDBG funding also provide an important source of gap financing for low-income housing tax credit (LIHTC) deals. Cutting these accounts would directly reduce the number of construction and development jobs available in local communities, as well as revenue for state and local governments. Thus, we strongly recommend that you fund the HOME and CDBG *at least* at the levels specified by the House draft Transportation-HUD bill for FY 2012.

In summary, we urge you to provide a strong budget for all HUD multifamily housing programs, specifically full-funding for all 12-month rental assistance contracts and increased funding for HUD's new construction and rehabilitation programs for the FY 2012 Transportation-HUD appropriations legislation. We thank you for your attention to this matter and look forward to working with you on affordable housing issues in the future.

Sincerely,



Kristina Cook, CAE
Executive Director

cc: Senate Conferees
House Conferees