***Click*** [***here***](https://www.govtrack.us/congress/members) ***to look up your legislator using your address. Visit your legislators’ websites for their contact info, or contact*** ***NAHMA*** ***if you need help.***

\_\_\_\_\_\_\_\_\_\_\_\_ (Date, Letterhead)

Dear Senator/Representative \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_,

On behalf of our residents and staff, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (organization name, location) thanks you for your support of Fiscal Year 2020 bills that provide resources for federal affordable housing, rental assistance, and community development programs. **As we start the next Fiscal Year appropriations process, I urge you to prevent Continuing Resolutions that cause lapses in critical housing assistance programs; please instead support timely, full-year spending bills for housing and community development programs that protect hard-working families, low-income seniors, and other vulnerable communities.**

HUD and USDA rental Assistance, supportive services, and self-sufficiency programs play a critical role in supporting local economies and providing access to housing stability for over five million low- and moderate-income households across the country. By partnering with housing and services providers across the country, federal affordable housing programs leverage private funding, support the housing industry, and provide opportunity for communities in need.

**Despite strong bipartisan support from Congress,** **spending bills for HUD and USDA have been caught up in Continuing Resolutions and federal funding lapses in recent years. Private owners of HUD-subsidized housing, including non-profit and for-profit providers, rely on timely HUD funding to provide quality housing to residents and meet financial obligations.**

I am gravely concerned about the immediate and long-term impacts of delayed appropriations and underfunding in HUD and USDA federal spending bills. **Currently, I am / my organization is / our residents are experiencing (optional local impacts) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

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The short-term nature of Continuing Resolutions strains federal agency resources: Each time Congress appropriates a short-term funding measure, staff at HUD and USDA have to restart the process of allocating limited funding to housing and services contracts across the country. This inefficiency results in months-long delays for housing providers on the ground, undermining private owners’ ability to cover operating and capital expenses. In the long-term, these delays discourage private owner participation in housing assistance programs and harm both the industry and the communities we serve.

**Owners, managers, and residents of affordable housing properties continue to be destabilized by lapses and delays in federal funding. Again, we urge your support for robust, timely, full-year funding bills for the critical housing and community development programs at HUD and USDA.** I have attached a more detailed list of immediate and long-term effects of Continuing Resolutions and funding lapses.

Thank you for your consideration of this matter as we begin the next Fiscal Year appropriations process, and thank you for your ongoing support of affordable housing communities and industry. My residents and staff are relying on your leadership in Congress.

Sincerely,

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 (Name, Tile, Organization, Location)

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**Immediate and Long-term Effects of Delayed Federal Funding**

* **Funding Delays discourage Private Owner Participation**

In order to serve vulnerable households and leverage private sector resources and capacity, HUD and USDA partner with private owners, property managers, and landlords. Delayed contract renewals and funding undermines private owners’ ability to cover operating, discouraging participation in the partnership.

* **Temporary Funding Measures create Inefficiency**

The short-term nature of Continuing Resolutions strains federal agency resources. Each time Congress appropriates a small “batch” of funding, federal agency staff have to push the funding out to the right housing and services contracts, and then repeat the process when a new Continuing Resolution is enacted. This results in striking inefficiencies in federal appropriations systems and further delays for housing providers.

* **Continuing Resolutions act as a Funding Cut**

Because housing costs are affected each year by inflation, the flat-funding provided by temporary Continuing Resolutions in effect reduces federal capacity to provide vital housing services through HUD and USDA.

* **Housing Instability for Families, Seniors, and People with Disabilities**

During the recent partial government shutdown, over 1,100 affordable multifamily housing contracts affecting roughly 70,000 to 85,000 households were not been renewed by HUD, leaving many owners and managers to draw on limited reserve funding – set-aside for critical building repairs – to continue to serve their residents. Similarly, Continuing Resolutions cause delays for many of HUD’s affordable housing contracts, resulting in loss of essential operating funds and threatening housing access for residents.

* **Low-Income Seniors**

HUD’s housing contracts include hundreds of Section 202 Supportive Housing for the Elderly properties with very little cash flow and few options for maintaining access to housing for their elderly, low-income residents. Even under a short-term Continuing Resolution, Section 202 has little carry-over balance and require additional funds just to keep pace with current needs until Congress enacts the next full-year funding bill.

* **Service Coordinators**

Many senior housing communities have service coordinators under the Section 202 Service Coordinator Grant program. The coordinators are essential for serving residents who rely on home and community-based services; however, grant renewal processing has experienced months-long delays due to funding lapses and Continuing Resolutions, resulting in job and services losses.

* **HUD Formula Block Grants**

For some block grant programs for housing, homelessness, community development, and even disaster recovery and mitigation programs can only be calculated once a full-year spending bill is enacted. Continuing Resolutions stall community projects and limit the success of the grant recipients.

* **Rural Loans, Rental Assistance, and Developments**

In rural America, the USDA direct loan program do not issue any additional funds during a funding lapse or delay, and banks are unlikely to close on loans when there is uncertainty on behalf of the federal underwriter. As a result, rural affordable developers may experience construction delays and increased fees, making it more expensive and burdensome to serve vulnerable rural residents.

* **Housing Finance Uncertainty**

The recent partial federal funding lapse, accompanied by numerous Continuing Resolutions, has also caused widespread financial uncertainty for affordable housing investors and lenders. This has tightened the availability of financing for affordable housing and further constrained the stability of affordable housing access for families across the country.