

NAHRO's Impact Analysis of HUD's FY 2004 Section 8 Renewal Funding Policy - PIH Notice 2004-7 (revised June 4, 2004)

State	State Name	HUD's FFY 2004 Base Renewal Funding (1/1/04 - 12/31/04)	Agency's FFY 2004 Base Renewal Funding Housing Costs (1/1/04 - 12/31/04)	Difference Between HUD's Base Renewal Funding and Actual HAP Costs in FFY 2004	Agencies' Base Renewal Funding Shortfalls Due to Underfunding in FFY 2004	# of Agencies with Base Renewal Under-funding	# of Voucher Assisted Households Without Adequate Base Renewal Funding	Total Renewal Funding Shortfall (After Agencies Deplete ACC Program Reserves and Receive Replenishment from Central Fund for Increased Authorized Leasing) a/	Estimated # of Voucher Assisted Households Without Renewal Funding	Estimated # of Voucher Assisted Households Without Renewal Funding, Compounded by Agencies Having to Offset Shortfalls by Fiscal Year End Dates	Amount of Each Agency's One-Month Project Reserve HUD Appears Not to Have Replenished in FFY 2003	Total Amount of HUD's FFY 2004 Renewal Formula Misallocation Plus 1-Month Project Reserves Not Replenished	# of Agencies Over-Funded Due to HUD's Base Renewal Formula Misallocation b/
AK	Alaska	\$22,945,495	\$24,088,928	-\$1,143,434	-\$1,143,434	1	-184	\$0	0	0	\$0	\$0	0
AL	Alabama	\$113,806,728	\$117,428,248	-\$3,621,520	-\$5,301,290	49	-1,247	-\$886,206	-276	-670	\$381,427	\$2,061,197	17
AR	Arkansas	\$77,449,230	\$79,257,974	-\$1,808,744	-\$2,971,051	50	-758	-\$384,482	-117	-253	\$566,771	\$1,729,079	24
AZ	Arizona	\$129,947,540	\$131,277,602	-\$1,330,062	-\$3,989,172	14	-533	-\$282,132	-51	-176	\$2,052,680	\$4,711,790	11
CA	California	\$2,485,498,484	\$2,476,921,512	\$8,576,972	-\$37,285,562	62	-4,501	-\$8,806,087	-1,294	-3,413	\$63,288,329	\$109,150,864	44
CO	Colorado	\$194,331,425	\$199,074,768	-\$4,743,343	-\$7,823,216	25	-909	-\$1,679,162	-196	-335	\$2,449,735	\$5,529,607	15
CT	Connecticut	\$208,988,540	\$211,397,597	-\$2,409,057	-\$6,487,509	33	-843	-\$3,456,638	-545	-1,064	\$10,464,586	\$14,543,038	13
DC	Columbia	\$81,131,495	\$78,560,503	\$2,570,992	-\$290,075	2	-34	-\$339,485	-64	-86	\$322,299	\$3,183,366	1
DE	Delaware	\$20,682,026	\$21,440,128	-\$758,102	-\$883,172	3	-122	-\$116,976	-16	-27	\$0	\$125,070	1
FL	Florida	\$542,868,354	\$552,373,957	-\$9,505,603	-\$14,535,053	68	-2,418	-\$2,965,291	-752	-1,098	\$16,251,795	\$21,281,275	21
GA	Georgia	\$313,694,116	\$326,950,323	-\$13,256,207	-\$14,901,553	14	-1,803	-\$6,711,682	-739	-2,125	\$10,119,093	\$11,764,440	7
GQ	Guam	\$30,044,166	\$30,876,712	-\$832,546	-\$832,546	1	-68	-\$13,423,364	-1,478	-4,249	\$20,238,186	\$20,238,186	0
HI	Hawaii	\$74,301,708	\$74,814,210	-\$512,502	\$1,318,389	2	-283	\$0	0	0	\$338,071	-\$1,492,819	3
IA	Iowa	\$73,468,571	\$75,378,962	-\$1,910,391	-\$2,536,856	34	-686	-\$923,057	-296	-788	\$1,417,421	\$2,043,886	12
ID	Idaho	\$28,623,698	\$28,396,872	\$226,826	-\$359,669	2	-68	\$0	0	0	\$1,772,070	\$2,358,565	3
IL	Illinois	\$266,884,971	\$272,865,349	-\$5,980,377	-\$8,869,108	51	-1,418	-\$2,446,370	-536	-1,134	\$6,015,367	\$8,904,097	24
IN	Indiana	\$162,345,460	\$171,959,823	-\$9,614,363	-\$10,827,643	42	-2,032	-\$4,614,590	-987	-2,430	\$2,213,481	\$3,426,761	16
KS	Kansas	\$43,273,141	\$44,855,225	-\$1,582,083	-\$2,281,659	15	-495	-\$1,247,333	-327	-586	\$744,726	\$1,444,301	10
KY	Kentucky	\$115,737,563	\$120,892,212	-\$5,154,649	-\$5,867,577	27	-1,378	-\$3,866,131	-1,208	-4,106	\$3,936,848	\$4,649,776	16
LA	Louisiana	\$154,061,885	\$157,078,998	-\$3,017,113	-\$3,506,305	68	-883	-\$1,056,998	-353	-697	\$3,089,961	\$3,579,154	28
MA	Massachusetts	\$652,905,878	\$635,755,168	\$17,150,709	-\$9,155,753	70	-1,116	-\$3,508,919	-479	-1,390	\$23,743,399	\$50,049,861	60
MD	Maryland	\$269,540,372	\$290,153,503	-\$20,613,130	-\$24,642,561	13	-2,962	-\$29,767,400	-4,747	-16,249	\$6,232,476	\$10,261,907	14
ME	Maine	\$58,547,219	\$57,004,153	\$1,543,067	-\$1,044,787	11	-191	-\$683,071	-143	-426	\$1,318,119	\$3,905,973	14
MI	Michigan	\$242,496,074	\$233,206,405	\$9,289,669	-\$1,774,175	39	-346	-\$157,873	-48	-116	\$6,322,558	\$17,386,402	33
MN	Minnesota	\$177,859,888	\$173,753,980	\$4,105,908	-\$2,498,785	45	-646	-\$724,204	-259	-564	\$972,206	\$7,576,900	21
MO	Missouri	\$176,494,329	\$182,996,286	-\$6,501,956	-\$7,487,848	37	-1,570	-\$758,671	-246	-605	\$1,837,313	\$2,823,204	22
MS	Mississippi	\$68,536,570	\$73,380,918	-\$4,844,348	-\$5,484,433	10	-1,195	-\$3,224,427	-891	-1,298	\$2,581,474	\$3,221,558	3
MT	Montana	\$23,046,513	\$22,797,647	\$248,866	-\$130,287	4	-28	\$0	0	0	\$1,305,364	\$1,684,517	4
NC	North Carolina	\$258,962,870	\$261,223,195	-\$2,260,325	-\$7,574,880	46	-1,700	-\$832,916	-282	-488	\$2,627,300	\$7,941,856	21
ND	North Dakota	\$24,123,531	\$24,324,416	-\$200,885	-\$563,005	17	-158	\$159,071	50	126	\$229,695	\$591,815	17
NE	Nebraska	\$36,723,068	\$37,850,578	-\$1,127,510	-\$1,211,724	23	-285	-\$131,269	-62	-209	\$61,787	\$146,001	4

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NH	New Hampshire	\$54,252,922	\$54,398,029	-\$145,107	-\$766,259	14	-132	-\$146,250	-30	-59	\$1,669,894	\$2,291,045	5
NJ	New Jersey	\$493,774,048	\$485,888,672	\$7,885,376	-\$5,812,051	49	-744	-\$332,496	-52	-161	\$14,018,889	\$27,716,317	36
NM	New Mexico	\$59,663,958	\$58,421,803	\$1,242,155	-\$788,486	18	-181	-\$458,064	-123	-405	\$2,485,370	\$4,516,011	11
NV	Nevada	\$81,799,969	\$81,736,213	\$63,756	-\$721,247	4	-117	\$0	0	0	\$2,792,778	\$3,577,780	1
NY	New York	\$1,380,399,082	\$1,373,235,866	\$7,163,215	-\$65,352,570	105	-8,791	-\$51,907,160	-8,884	-30,026	\$53,244,663	\$125,760,449	61
OH	Ohio	\$409,334,680	\$427,399,311	-\$18,064,631	-\$21,534,231	31	-3,818	-\$11,164,133	-1,962	-4,104	\$11,335,395	\$14,804,994	25
OK	Oklahoma	\$107,312,638	\$108,138,128	-\$825,491	-\$2,554,957	17	-554	-\$175,216	-43	-90	\$4,693,475	\$6,422,941	8
OR	Oregon	\$121,586,773	\$118,155,581	\$3,431,192	-\$1,106,893	7	-212	-\$40,332	-15	-20	\$4,341,127	\$8,879,212	13
PA	Pennsylvania	\$241,652,569	\$247,085,602	-\$5,433,033	-\$8,090,525	62	-1,720	-\$1,754,185	-418	-680	\$5,081,926	\$7,739,418	21
RI	Rhode Island	\$50,678,156	\$51,137,380	-\$459,224	-\$1,160,894	14	-191	-\$56,931	-13	-42	\$1,287,833	\$1,989,503	13
RQ	Puerto Rico	\$123,364,012	\$128,937,926	-\$5,573,915	-\$6,548,610	50	-1,343	-\$4,619,988	-1,256	-4,280	\$3,792,984	\$4,767,679	23
SC	South Carolina	\$104,516,366	\$108,230,713	-\$3,714,348	-\$4,932,303	26	-1,070	-\$1,680,731	-510	-1,036	\$1,714,381	\$2,932,336	9
SD	South Dakota	\$22,205,385	\$21,970,125	\$235,261	-\$299,526	13	-86	-\$167,860	-66	-165	\$264,997	\$799,784	9
TN	Tennessee	\$141,853,706	\$145,817,475	-\$3,963,769	-\$5,727,989	19	-988	-\$2,754,967	-595	-1,927	\$2,321,079	\$4,085,299	10
TQ	Island	\$1,888,925	\$1,997,224	-\$108,298	-\$108,298	1	-12	-\$4,167	-1	-1	\$59,864	\$59,864	0
TX	Texas	\$789,005,017	\$799,496,287	-\$10,491,270	-\$23,048,985	135	-3,924	-\$6,952,799	-1,788	-3,231	\$11,556,262	\$24,113,977	54
UT	Utah	\$56,993,994	\$56,248,098	\$745,896	-\$566,669	9	-104	-\$5,574	-2	-3	\$1,581,000	\$2,893,564	10
VA	Virginia	\$249,366,238	\$252,811,884	-\$3,445,646	-\$8,048,243	25	-1,265	-\$2,217,838	-468	-1,174	\$2,956,044	\$7,558,641	16
VQ	Virgin Islands	\$6,629,009	\$7,084,701	-\$455,692	-\$455,692	1	-66	\$0	0	0	\$0	\$0	0
VT	Vermont	\$33,011,818	\$33,068,955	-\$57,137	-\$149,967	8	-27	-\$4,134	-2	-2	\$1,989,296	\$2,082,126	4
WA	Washington	\$203,659,440	\$202,958,804	\$700,636	-\$5,614,596	12	-841	-\$4,894,545	-912	-3,101	\$11,666,472	\$17,981,704	18
WI	Wisconsin	\$116,792,946	\$119,122,119	-\$2,329,173	-\$3,561,534	41	-808	-\$421,887	-96	-180	\$1,294,889	\$2,527,249	25
WV	West Virginia	\$50,083,926	\$48,846,194	\$1,237,732	-\$1,342,634	12	-407	-\$666,627	-264	-875	\$730,483	\$3,310,848	12
WY	Wyoming	\$8,770,777	\$7,963,278	\$807,499	-\$5,612	2	-2	\$0	0	0	\$1,666	\$814,778	3
Total		\$12,037,917,266	\$12,128,486,520	-\$90,569,255	-\$359,241,070	1,553	-58,261	-\$183,261,546	-33,842	-96,018	\$333,775,305	\$602,447,150	866

a/ The figures above include HUD's announced \$150 million partial restoration of 500 agencies' 1-month program reserves and the use of a full FFY 2004 AAF.

b/ While HUD's rigid renewal formula (as provided in PIH Notice 2004-7) produces shortfalls in many communities, it actually overfunds other agencies based upon outdated information. Nationally, funds misallocated to agencies experiencing level or declining costs are roughly equivalent to shortfalls.