May 16, 2014

The Honorable Barbara Mikulski  
Chairwoman  
Committee on Appropriations  
U.S. Senate  
S-128 Capitol Building  
Washington, D.C. 20510

The Honorable Richard C. Shelby  
Vice Chairman  
Committee on Appropriations  
U.S. Senate  
S-128 Capitol Building  
Washington, D.C. 20510

The Honorable Hal Rogers  
Chairman  
Committee on Appropriations  
U.S. House of Representatives  
H-305 Capitol Building  
Washington, D.C. 20515

The Honorable Nita Lowey  
Ranking Member  
Committee on Appropriations  
U.S. House of Representatives  
1016 Longworth House Office Building  
Washington, D.C. 20515

Dear Chairwoman Mikulski, Chairman Rogers, Vice Chairman Shelby and Ranking Member Lowey,

The Council of Large Public Housing Authorities (CLPHA), the National Association of Housing and Redevelopment Officials (NAHRO) and the Public Housing Authorities Directors Association (PHADA) are writing to respectfully request that you increase the authorized unit level for the Rental Assistance Demonstration (RAD) in the fiscal year 2015 (FY15) appropriations for the Department of Housing and Urban Development.

RAD is a preservation program focused on protecting and improving the nation’s at-risk public housing stock by allowing housing authorities to leverage private capital through a variety of proven financing tools as one solution in tackling the nearly $26 billion in unmet capital backlog needs, among other necessary changes, in the Public Housing Program. Our organizations support the objective of housing authorities using RAD for modernizing aging properties; rehabilitating deteriorated properties; demolishing and replacing severely distressed or obsolete properties; and helping to streamline their portfolios.

RAD was authorized with a unit cap of 60,000 in the FY12 appropriations bill. According to HUD, commitments up to the 60,000 unit threshold have not only been met, but applications seeking commitments for over 180,000 units have already been received. Subsequently, HUD established a waiting list from applications received, but not awarded, from which to select projects if the authority for additional units becomes available.
Our organizations, representing the nation’s public housing authorities, ask Congress to provide the authority to raise the unit cap for RAD to enable HUD to continue to process the applications already received and to enable housing authorities to proceed with financing arrangements, including tax credit applications, that would be lost without the RAD commitment.

We thank you for your consideration of our request, and we look forward to working with you and your staff as the FY15 appropriations process moves forward.

Sincerely,

Sunia Zaterman
Executive Director
CLPHA

Saul Ramirez
Executive Director
NAHRO

Timothy G. Kaiser
Executive Director
PHADA

cc: HUD Secretary Donovan