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HUD'S PROGRAM, BUDGET AND MANAGEMENT PRIORITIES FOR FISCAL YEAR 2002

HEARING

BEFORE THE

SUBCOMMITTEE ON HOUSING AND TRANSPORTATION

OF THE

COMMITTEE ON

BANKING, HOUSING, AND URBAN AFFAIRS

UNITED STATES SENATE

ONE HUNDRED SEVENTH CONGRESS

FIRST SESSION

ON

THE EXAMINATION OF THE NEW ADMINISTRATION'S PROGRAM, BUDGET AND MANAGEMENT PRIORITIES FOR FISCAL YEAR 2002, FOR THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

APRIL 25, 2001

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C O N T E N T S

WEDNESDAY, APRIL 25, 2001

WITNESSES

Additional Material Supplied for the Record

HUD'S PROGRAM, BUDGET AND MANAGEMENT PRIORITIES FOR FISCAL YEAR 2002

WEDNESDAY, APRIL 25, 2001

U.S. SENATE,
COMMITTEE ON BANKING, HOUSING, AND URBAN AFFAIRS,
SUBCOMMITTEE ON HOUSING AND TRANSPORTATION,
Washington, DC.

The Subcommittee met at 10 a.m., in room SD–538 of the Dirksen Senate Office Building, Senator Wayne Allard (Chairman of the Subcommittee) presiding.

OPENING STATEMENT OF SENATOR WAYNE ALLARD

Senator ALLARD. Let me call the Committee to order.

This is the Housing and Transportation Subcommittee of the Banking Committee. I want to welcome all the Members of the Committee, as well as all of the witnesses here this morning.

Today, we are going to review HUD's programs, budget and management priorities for fiscal year 2002.

I particularly want to welcome Secretary Martinez. Mel, I am so thrilled to have you assume the responsibilities of HUD.

You have had a lot of local responsibilities, a lot of local experiences. I do not mean to embarrass you, but when I talk to groups, I frequently talk about your success story. I think of your coming to America and your accomplishments and where you are now, as a close adviser to the President, is one of the success stories of America and what America is all about when we talk about freedom and opportunity. And so, I really appreciate and am looking forward to working with you.

Mr. Secretary, this is your first appearance before the Committee since your confirmation hearing 3 months ago. I trust that by now, you have had time to digest at least some of the tremendous challenges of your job.

I want to commend you on the thoughtful tone that you set in your first months in office. The response from my constituency has been very, very positive.

I also want to welcome our second panel of witnesses following the Secretary. We will be hearing from Susan Gaffney, HUD's Inspector General.

We will be hearing from Mr. Stan Czerwinski, Director of Housing and Community Development at GAO.

Next, we will hear from Ms. Renee Glover, Executive Director of the Atlanta Housing Authority.

Our final witness will be Ms. Barbara Sard, Director of Housing Policy, Center on Budget and Policy Priorities.

I have an opening statement and then I will ask other Senators if they have statements and then we will hear from the Secretary.

There has been a good deal of debate over HUD's budget proposal and whether it constitutes an increase or decrease. However, this debate seems to me to miss the point.

The central question should be—what are the objectives of HUD, and are adequate resources provided to achieve the desired results?

Last year, I made a point to emphasize the Government Performance and Results Act. Government agencies, in my view, should be judged by results, not by the size of their budgets or the number of new programs. I would repeat that.

Government agencies should be judged by results, not by the size of their budgets or the number of new programs. The success of HUD will be determined by how many people it helps to achieve self-sufficiency, not by how much money it spends.

It is the responsibility of the Congress to hold Federal agencies accountable for specific results and to budget according to the success or failure in achieving those results.

For the last several years, HUD's budget has been increased significantly, and what is most striking to me is the amount of unobligated money in the HUD pipeline which has already been appropriated by the Congress.

At the end of last fiscal year, there were at least $12 billion of unobligated and unspent HUD money. Congress can argue about whether this year's budget request is a billion-dollar increase or a billion-dollar decrease, but the key question is how do we get HUD to efficiently and wisely spend the money that Congress has already approved? That question should be answered before we put more spending increases in the budget.

As I review the budget request, I am impressed with the commitment to increase homeownership, particularly among minority families. I am also impressed with the commitment to fully fund Section 8 contracts and vouchers and to focus on ways to ensure that those vouchers can be fully utilized.

I am also supportive of the effort to return the CDBG program to a true block grant. Far too many of the dollars in this program have been siphoned off by Congress for special projects before they ever get to the local communities.

I am pleased to see some consolidation in programs and I hope that there will be more. I am pleased to see the commitment to tax incentives, fair housing enforcement, and improvements in the homeless assistance programs. Obviously, the housing authorities are understandably concerned with proposals that impact them.

We have invited the Atlanta Housing Authority to present their views here today, and we will review their concerns and the concerns of others who oppose parts of the budget.

I look forward to working with you, Mr. Secretary, and with the Members of this Committee as we work to build HUD accountability for results to taxpayers and program beneficiaries.

I would like to call on my Ranking Member, Senator Reed. I understand that you have a schedule conflict this morning and may have to step out after your opening comments. We will do what we can to work with you.

I call on our Ranking Member, Senator Reed.

STATEMENT OF SENATOR JACK REED

Senator REED. Thank you, Mr. Chairman. And thank you, Secretary Martinez, for joining us this morning, and also for your enthusiastic involvement in these critical issues facing our country.

We have for the last several years witnessed unprecedented prosperity in the United States. But one of the ironies is that it made accessible, affordable housing, both rental housing and homeownership, much more scarce.

And so, when the Chairman speaks, I think rightly, about measuring HUD not so much by the size of its budget, but in its challenge, the challenge is even greater today because if our goal is, as it should be, to give every American the chance for safe and decent housing, then we have not succeeded yet and we need more resources, I believe, to make that a successful outcome.

In addition, HUD has a very special role. It is not simply to put people in housing. It is to try to build communities. And so, bricks and mortar are important. But there are other programs in the HUD budget that are equally important. And those programs have to be emphasized also.

One of the aspects of the budget that the President set up is that it represents a decrease in overall funding, I believe, in looking at the numbers, and also in terms of some critical programs. There is a chart up there that I would like to have submitted for the record.

Senator ALLARD. Without objection.

Senator REED. Thank you very much, Mr. Chairman.

It shows from 2001 to the proposed 2002 budget a fall-off in the Section 8 program in new vouchers, a fall-off in tenant protection grants, a zeroing-out of vouchers to disabled, and certainly, that is an area that has not gone away and we have to support and fund. And also a reduction in the Section 8 reserves. And in the formula grant program, for the HOME program, that too has been reduced. That is one area of concern in this budget.

A second area of concern is public housing. There has been, and I commend you, an increase, I would say a modest increase in operating funds. But there has been a reduction in capital funding. And this means that for many Public Housing Agencies, the ability, the flexibility to go in, to repair, to build, has been severely eroded.

And I would also say in terms of the operating fund, that is an increase and you cannot ignore that. But just in terms of energy costs, which I foresee rising in the Northeast and throughout the country over the next several years—California is prominently displayed today, but I am sensing it up my way as well—is that even that small increase in operating money could be overwhelmed simply by the cost of buying energy for public housing units.

When you look at the Drug Elimination Grant Program—and we have police officers here today that would be the first to say that this program has helped them, again, not so much to put people in housing, but to build stronger communities—it has been zeroed out entirely.

We are bedeviled by this whole drug problem. We are spending billions of dollars, which we have all supported I believe, to interdict supply in Columbia. We have planes flying throughout South America, to help other air forces and, tragically, that help this week cost two innocent lives.

But if we do not in our own communities deal with this problem, then we are making, I think, a tremendous error. And I think the Drug Elimination Grant Program is very important and should be supported.

And then, the net funding overall, the last column in the chart, suggests that we are not putting the kind of resources into the public housing area that we should.

There are many concerns that I have with the budget. There are concerns that I hope we can address during the course of these hearings, Mr. Secretary. And also, as we go forward.

I am pleased that the President has recognized homeownership tax credits. I have a version of a homeownership tax credit which I hope we can discuss and I hope that I can persuade you that my approach is just as good, maybe even better, than the President's. That might be hard, but I will try.

But I think it is important that in addition to our traditional commitments to Section 8 housing and to public housing, that we do try to inspire and create more homeownership.

There is another area, too, that this year I believe we will be engaged in. That is homelessness.

I was up in Providence, RI—and I would suspect, Mr. Secretary, in Miami, in Atlanta, in Los Angeles, and San Francisco, it is the same problem. We have social service agencies that are not shelters, that are, unavoidably, I should say, having people sleeping on their floors at night. I went into the Traveler's Aid in Providence, RI in the middle of the day and there were families sleeping in their community room who had no place else to go. That is something we have to deal with, too, and that requires money.

Let me thank you, Mr. Secretary, though, for your interest in lead hazard reduction. We spoke about this and I am very pleased that you were responsive and I hope we can carry on.

We have a lot to do and I think we are all fortunate that we have an individual in your position, Mr. Secretary, who wants to do the right thing, and I hope we can help you. And if we get you more money, I hope you would not be too proud not to accept it.

[Laughter.]

Because that is what I am going to be trying to do.

Thank you, Mr. Chairman. Again, I have to excuse myself momentarily. I have a more complete statement which I would like to submit for the record.

Senator ALLARD. Without objection.

Senator REED. Thank you very much.

Senator ALLARD. The Senator from Wyoming, Senator Enzi.

STATEMENT OF SENATOR MICHAEL B. ENZI

Senator ENZI. Thank you, Mr. Chairman, for conducting this hearing today to discuss the Department of Housing and Urban Development's budget, but also, its program and management priorities for fiscal year 2002. I would like to submit a more complete formal statement for the record.

Senator ALLARD. Without objection.

Senator ENZI. I want to welcome Secretary Martinez to the Subcommittee, as well as the other witnesses.

Your comments and commitment to housing and community development has created a network of people nationwide that is exciting and knowledgeable and will continue to encourage community leaders nationwide to find solutions to their housing and community development needs.

I do support the President's housing and community development public policy goals in the fiscal year 2002 budget, which shifts the focus of HUD to providing affordable housing and promoting community and economic development. Nevertheless, rural States like Wyoming need better assistance in establishing homeownership opportunities for their constituents.

I support the fiscal year 2002 housing initiatives to promote homeownership opportunities such as increased tax credits and homeownership down payment assistance. These initiatives encourage Wyomingites to create strong communities and sustain economic growth in my home State.

HUD's fiscal year 2002 budget ensures these consumers, organizations, and manufacturers alike would enjoy reforms that call for an increase of safe and affordable housing nationwide, especially for more rural areas of our country like Wyoming.

These are some of the issues of concern that I would like to address at a later date, such as facilitating better access to affordable housing for the Arapaho and Shoshone tribes on the Wind River Indian Reservation.

In addition, I am concerned about the effects of fraud, waste and abuse at HUD. I have had a keen interest in the measurable progress of management reforms in all Federal agencies since I came to Washington. I have conducted Agency visits for Occupational Safety and Health Administration, U.S. Forest Service, and Small Business Administration, Internal Revenue Service, the Federal Deposit Insurance Corporation to discuss the implementation of the Government Performance and Results Act, GPRA.

I would welcome the opportunity to come to HUD to begin the GPRA discussions with you, Secretary Martinez. I believe that GPRA's accountability and strategic planning measures assist Federal agencies in effectively and efficiently accomplishing their missions and gives credit to the people who do the work as they serve the American people.

I do support the budget. I thank you, Secretary Martinez, and the other witnesses for taking time out of your busy schedules to meet with us today, and I look forward to further discussing housing and community development issues with each of you and your staff in the months to come. I do have another commitment and will have to leave. I will be submitting some questions to all of the witnesses today.

Thank you, Mr. Chairman.

Senator ALLARD. Thank you very much.

Now Senator Corzine from New Jersey.

STATEMENT OF SENATOR JON S. CORZINE

Senator CORZINE. Thank you, Mr. Chairman. I have a more formal statement that I would submit for the record.

Senator ALLARD. Without objection.

Senator CORZINE. I want to thank the HUD Secretary for joining us, and all the other witnesses. I think this is a very important hearing you are holding.

As I think most of us know, HUD was sometimes considered terminally ill, or certainly on the sick list in days gone by. And it certainly moved to a substantial improvement in its performance through the efforts of Congress, the Clinton Administration, and I am sure also the efforts that the Secretary will bring to bear as we go forward.

It is an important point of focus for the kinds of innovations and opportunities that I think deal with the problems of our cities that was really the basis of President Kennedy's initiative with regard to us, and we have had great progress.

I think close to 70 percent of our population has homeownership now and it is a terrific move for everyone, for African-American and Latino households, I think it is terrific.

But I am, as Senator Reed voiced, concerned about a number of the budget cuts that are within the fiscal year 2002 proposal. I think it provides a very serious stepping back from things that I think have been very successful.

As I might guess, I am particularly disturbed by the Public Housing Drug Elimination Grant Program, which is eliminated from the budget funding proposal. It was an initiative of my predecessor, Frank Lautenberg, a very bipartisan initiative from the first Bush Administration, and we think much more effective than at least some of the commentary that I have heard. So, I look forward to having some give and take with regard to that program.

I am also concerned about the capital funding issues. I think these housing issues, the community development programs that are funded, are truly bipartisan issues that I think we all have concerns about. And I would like to join Senator Reed in trying to encourage greater resources to be flowing to these.

In New Jersey, if I have read the budget right, this will cost my State something like $32 million, adversely affect 80 housing agencies, 45,235 public housing units and 110,000 low income and elderly households.

It makes a difference. It is real. It is on the ground. People are touched by a lot of these programs. And I feel very strongly that it is the responsibility of those of us on the Subcommittee to understand the reasons. Thank you, Mr. Chairman.

Senator ALLARD. The Senator from Delaware.

STATEMENT OF SENATOR THOMAS R. CARPER

Senator CARPER. Just very briefly. Mr. Secretary, thank you for joining us today.

There was a fellow who showed up in Delaware a couple of weeks ago who said he was you and who talked a bit about the budget.

I think it was the day that the President laid out the budget that Senator Corzine is referring to. We just look forward to hearing from you today.

As you know, the programs that you now have jurisdiction over are ones that we value. We are not interested in cutting the heart out of them. We want to make sure that we replicate and reinforce the ones that are good, and the ones that ought to be corrected, we do something about them. But thank you for being here today. We look forward to your testimony.

We have another session going on over in the Capitol dealing with some discussion on the education bill. So I may be in and out of here today, but I welcome your presence. Thank you.

Secretary MARTINEZ. Thank you.

Senator ALLARD. Mr. Secretary, we do have Members who are coming and going. As they come in, we will recognize them. They can put their statements in the record when we get ready.

I see that we have the Senator here from Pennsylvania, Senator Santorum. So we will go ahead and call on him next to make a comment. And then we will recognize the Senator from Maryland who has just walked in.

STATEMENT OF SENATOR RICK SANTORUM

Senator SANTORUM. Thank you, Mr. Chairman.

I just want to welcome you, Mr. Secretary. It is great to see you here. Thank you for your fine service to the country and I look forward to your testimony.

A couple comments have been raised by some of the Members on the other side about some of the reductions in the budget. And obviously, we have been hearing from my housing authorities in Pennsylvania and concerns about the drug elimination, the elimination of that funding.

I would just like to get your comments and your feedback on that as to what the rationale was behind those programs. But we are anxious to work with you and I know that you come here to present your proposal, but you are willing to work. And we will see what we can do to find the right balance between the President's initiatives and the President's eliminations.

You have proposed some new things. You have taken some things off the table. That is a good, innovative start and we will work with you to see if we can craft a good balance between what the Congress would like and what the White House would like. Thank you.

Secretary MARTINEZ. Thank you.

Senator ALLARD. The Senator from Maryland.

STATEMENT OF SENATOR PAUL S. SARBANES

Senator SARBANES. Mr. Chairman, I want to thank you and Senator Reed for scheduling this hearing and I want to welcome the Secretary back before the Committee. I just want to make a few comments about this HUD budget.

First of all, it has to be understood in a broader context of the overall housing needs of the country. A HUD study itself has found that almost five million very low-income American households have worst-case needs. That means they pay over half of their income in rent or live in severely substandard housing. A more comprehensive study shows that almost 14 million families have worst-case needs, including 10 million working elderly or disabled families.

I think we need to appreciate that there is a tough housing problem out there for a lot of people. And while we tend, at least some in the public, to think of the housing problem in terms of homelessness, and while that is a very serious aspect of it, there are a lot of working families or elderly people or disabled families that are in dire straits with respect to housing.

Obviously, we need to try to address this situation. And I just feel that the budget that we are facing just does not rise to the challenge. This is something that I have spoken to the Secretary about before and will continue to do so. In fact, if we look at the budget carefully, there are some very substantial cuts in it.

Public housing is down. The Drug Elimination Grant Program is terminated. Disabled vouchers are eliminated altogether. The HOME formula grant, which has been successful in inducing State and local people to contribute, has been reduced.

I just want to focus for a moment on this cut in the Public Housing Capital Fund, 25 percent. I think $700 million, as I recall the figure, which pays to modernize and make needed repairs to public housing. Now I am concerned about this because we have a stock of housing there, so that a large initial investment has been made some time in the past.

And the question is, if we can repair it or modernize it, we can keep that housing stock available and can continue to meet housing needs. If we let it slide, eventually, we have to, in effect, take it off the books. And then we come back to the problem, well, where are we going to find the units to replace it, often at very substantial higher cost.

As I understand it, Mr. Secretary, the Department defends this cut by saying that there are unextended balances in the Capital Fund. But our analysis shows that your own data show that the Capital Funds are being spent well within the legal time frames established in the Public Housing bill in 1998. Obviously, you cannot expend it immediately. It depends a lot on the local housing authorities to carry through on this.

We established some time frames to address this issue in the earlier legislation. And my understanding is that these balances that are being in effect pulled in are well within those time frames. If I am incorrect about that, I hope you will submit some information to substantiate that.

We do not want this housing to deteriorate and fall into disrepair, people living in housing that is unfit. And obviously, this will have a real and direct impact.

I was so concerned about this, I did a survey of some of the housing authorities in my State, just to get some feedback as to what their situation was. I did not want to talk about it in the abstract. That is not fair to the Department. We wanted to try to bring it down to the particular. So let me just give you one example.

The housing authority in Washington County, MD, wrote back to me to say that if the cut goes through, they will have to shelve plans to install heat pumps in elderly housing. These heat pumps would both save energy costs and provide needed air conditioning relief to elderly housing residents who have respiratory problems.

That is just one example. But we will interchange with the Department and provide other examples as well. I was also, I have to say to you, surprised and I strongly am opposed to the termination of the Public Housing Drug Elimination Grant Program.

This program provides needed funds for police and safety officers and activities for drug prevention, including after-school and mentoring programs. There are a number of police officers here today from Baltimore City. I want to thank them and the other officers for coming to this hearing to, in effect, manifest their support for this program.

Now the budget states that the Drug Elimination Grant Program is unnecessary because it is duplicative. Yet, your own web page says that these funds support a number of critical programs that, "empower residents to turn the tide against drugs and drug-related crime in their own communities."

Now I do not know whether this is your web page or the web page that is carried over from the previous Administration. But you are going to be subjected to this analysis and you need to get your web page and your budget on the same page. And from my point of view, I would like to see the budget on the same page with the web page and not the other way around.

[Laughter.]

Making public housing safe is indeed within the mission of HUD and part of our obligation to housing. There are other proposed cuts that concern me. I will just touch on them.

Termination of the rural housing and economic development program. Reduction of HOME formula grants. Cut in new Section 8 vouchers. And so forth and so on. So, Mr. Secretary, we intend to follow the Department's activities closely. We want you to be able to do the job. I think you are committed to doing the job. But you cannot do it without the resources.

I think we have to continue to engage in this struggle to find these resources to do the job. This notion that—well, we will do a little here and take a little from there. But, you know, some of these programs, and the ones I focused on are the ones that really are helping, in a sense, the neediest.

I really do not want to see this public housing deteriorate because once that happens, you get on that downward slide, it is just a spiral that carries you on down.

And both the Drug Elimination Grant Program and the capital expenditure to bring them up to standards I think are extremely important. We hope we would be able to visit with you and find some way to put some funds back in these programs.

Thank you very much, Mr. Chairman.

Senator ALLARD. Now that all the Members have made their opening statements, we will begin testimony.

Mr. Secretary, we are all looking forward to hearing your comments this morning.

Secretary MARTINEZ. Thank you, Senator.

Senator ALLARD. Thank you for joining us, Secretary Martinez.

STATEMENT OF MEL MARTINEZ, SECRETARY
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Secretary MARTINEZ. Thank you, Chairman Allard, and thank you, Members of the Committee.

Senators I appreciate this opportunity to be back before you and to discuss the fiscal year 2002 budget for the Department of Housing and Urban Development.

I must say that I continue to be both humbled and energized by the challenges before me in this Department. The goal of expanding housing opportunities for American families is one that I strongly share in and am completely committed to.

The President and I are both committed to restoring the confidence, however, of the Congress, of our constituents, and of the American people in the operations of my Agency.

This budget, I think, is the first step in restoring that confidence. It is a compassionate and responsible budget that will allow us to serve people more effectively, empowering individuals and communities across the country.

The American taxpayer will measure our success not by how much money we spend, but how many families have a better home and how many immigrants may get a chance to buy their first house or how many children grow up in the kind of neighborhood that we all want our children to grow up in.

The Department's proposed budget increases by 6.8 percent—almost 7 percent. It includes three new homeownership initiatives to expand opportunities for hundreds of thousands of low-income families. The American Dream Downpayment Fund will provide $200 million to match downpayment assistance, helping more than 130,000 low-income families achieve that American Dream of homeownership.

We have also proposed a tax credit which will be operated by the Department of the Treasury, which will support the rehabilitation or construction of at least 100,000 new low-income homes for families in the coming year.

This Administration will seek authority to offer low income families new adjustable-rate mortgages, called Hybrid ARM's. These new mortgages protect new homebuyers from dramatic changes in the market rates until they can establish an economic foothold.

Finding affordable and decent housing continues to be a problem for many Americans. As has been mentioned, about five million renter households have worst-case housing needs for rental housing. This number represents an 8 percent decline, but it is still an unacceptable number.

In order to expand the production of affordable housing, President Bush proposes to raise the limits for FHA multifamily lending by 25 percent. And this, by the way, is the first increase in this lending in almost 10 years.

The budget renews all expiring Section 8 vouchers, at a cost of $15.1 billion, and an increase of $2.2 billion over fiscal year 2001. And it also funds an additional 34,000 new Section 8 vouchers at an additional new cost of $200 million.

Market conditions can affect the utilization of vouchers. But what we find is that the under-utilization of vouchers, which is a problem across the country and has been a chronic problem at this Agency, is a problem of mismanagement at the public housing authority level.

This problem last year alone left 300,000 families without assistance, for which there were vouchers funded by the Congress. This is something that we must work on and the supervision that we exercise over local housing authorities and how they do their work.

This budget also fully funds last year's administrative CDBG request of $4.4 billion. In addition to full formula funding for CDBG, we will provide $80 million in grants for community technology centers in economically distressed areas.

This Administration believes that no child should be left behind and by increasing the access to information technologies, we hope to shrink the digital divide in many of our communities.

The budget recognizes the needs of the most vulnerable people in our society—the elderly, the disabled, the homeless, and individuals with AIDS. All of HUD's programs for these vulnerable populations receive sustained levels of funding or increased funding.

The budget also recognizes the damage done by lead-based paint, especially to young people. And we have increased funding for lead-based paint hazard reduction by $10 million.

While most of the Department's programs are funded at last year's historically high levels, or have received an increase, there have been a few programs that we have chosen to reduce and these have been well publicized and we have heard about them here today. But in order to restore the confidence in this Department, I believe that we must continue to focus on our core mission.

The first program that has been much talked about, and I will try to respond to some of the comments here today, is the Drug Elimination Grant Program. Let me say that I am, as is every American, responsible American, should be extremely committed to the drug fight.

When I was in local office and as a local elected official, I did much to create a new intolerance for drugs in my community. I began a wide-ranging drug testing program of employees at the county level so that we could not just identify problems, but that we could help people to move out of addiction, to seek a better life, and to be healed from the problems of addiction.

But what I have found here upon arrival at this Department is that this is a program which started, as was mentioned, during Secretary Kemp's tenure at the Department, with about $8 million and focused on certain housing authorities that had a specific drug problem. But in classic fashion, this program has now mushroomed to $309 million.

And let me just say that as a newcomer to Washington, I think it is a little daring to eliminate a program called the Drug Elimination Grant Program. By title alone, a program that is destined to survive forever.

But the fact is that compassionate intentions have to be really measured by compassionate results. And as you look at this program and the results of this program, they are quite mixed. So what we have done here is, number one, eliminate the program so that it will give us one less program to manage at HUD.

We put $150 million, or almost 50 percent of the funding, under general grants to the housing authorities which will continue to grow and will hopefully fund the good programs that these good officers are here to support today. There are a number of good programs that the Drug Elimination Grant Program supports that have been successful across the country.

But there have also been abuses. And there have also been programs that have taken us far afield into areas that, number one, are at best, in the esoteric healing sort of arts, but also have plain and simply been for foreign travel and things that are far from the intention of the good people in the Congress.

So what we have done is taken half the money and put it in a general grant to the housing authorities for those places where they have programs that work, so that they can continue to work. But there is another thing that I would mention to you, and maybe it is my perspective as a local official.

And that is that local law enforcement, local mayors and local executives and local officials cannot have a different standard for policing in the public areas of their communities than they might have in other areas of their communities.

It is not up to HUD to be the local policeman or to fund local police activities. I believe that these are shared responsibilities of local officials and if we are really going to seek to have a better day, we need to look for ways of partnering with local officials on how we eliminate drugs in an effective and courageous way.

The "One-Strike-And-You're Out" policy at HUD will continue. We are in the midst of appeals on that. We have encouraged the Department of Justice to continue to pursue that so that we can rid public housing authorities of residents who are more involved in drugs than they are in seeking to build a better community.

Another reduction in our budget is the Public Housing Capital Fund. And I appreciate the thoughtful comments that have been made about the need for us to maintain the stock of public housing.

Again, I draw on my local experience as a local housing official. I can remember how vital it was to receive those modernization funds. If we were going to fund a new roof, that if we did not cover it pretty soon, the walls would also be rotting, it would be a much greater maintenance headache and problem. But even correcting it for inflation, that our housing authorities could not utilize more than $2.3 billion in modernization funds. And that is exactly the number that we are seeking in this new budget.

The fact is that these are unencumbered funds. There will be no single housing authority anywhere in the United States that will have a roof unfixed, a water heater replaced that should be replaced, or a kitchen modernized that should be modernized, or any other weatherization, modernizations or anything else that they have in their drawing plans.

Senator Sarbanes, as your local housing authority informed you of what they felt would completely devastate them, the fact is that these are funds that are accrued and unencumbered. These are not funds that any housing authority would need to do that which they need this coming year. It is just putting unused funds on top of unused funds.

If we were to come to a year from now, have drawn down these unspent balances, and found that we needed additional funds for modernization, I would be here to ask you for it. I believe it is important that we do not let our housing stock deteriorate.

But what I am told, and I have asked it eight ways from Sunday of the people behind me here, is there going to be a single housing authority in America that will not be able to fix a roof because of what we are doing here? The answer has been, time and again, no, we will not.

So at some point, I have asked the question in every conceivable way, as I have seen the criticisms and as I have seen people concerned about this. The answer I have received, very concisely, very clearly, is that these are funds that are accruing on top of funds that are unspent, and that we will not be jeopardizing the opportunities for local housing authorities to maintain and upkeep in this coming year by this reduction.

At some point, I do believe that it is sensible to think about whether or not the funds are needed, and whether they can be absorbed. I am appreciative of the generosity, Senator Reed, that you offer in terms of additional funds.

The fact is that I think some of the growth in this Department's budget over the last couple of years are really unsustainable in a responsible budgeting sense, but also unabsorbable. I do not think that we can responsibly absorb 16 percent increases in a $30 billion budget and prudently go out and manage those funds for you.

The fact is that as I have traveled the country and I have visited with HUD offices that, by the way, for the first time may be meeting a HUD Secretary, I am astonished at the difficulties in management, at the misallocation of personnel and resources that we have at HUD throughout this country. So the ability of this Agency to manage an ever-expanding agenda of programs or ever-increasing budgets in double-digit rates, I fear may not be sustainable or really appropriate.

But let me just say that we have labored mightily, I think, to strengthen this Department over the last many years, but we still have a ways to go. Too much emphasis has been put on programs rather than people, on dollars spent rather than on results accrued.

The President is openly and strongly committed to focus on programs and an efficient Government that works. My approach to the task will focus on four governing principles.

First, our mission will be to serve people, not programs. Second, we will have the discipline to stick to our mission. We must avoid mission-creep at HUD. Third, we will be good stewards of our resources. Fourth, and this is important to me, we will observe the highest ethical standards. This means more than prosecuting graft. It also means rejecting the subtler corruption of settling for good appearances rather than insisting on good results.

This also includes the public housing authorities that operate under local leadership. And let me just say that I am going to ask for a renewed commitment by our mayors and local officials to insist that we have well managed and ethically run public housing authorities.

I have been astonished as I look at the daily clips from across the country which show the number of troubled housing agencies across America that are misspending and misutilizing much of the funds that you send with good intentions to them, and that oftentimes get diverted for inappropriate purposes.

So I look forward to working with the Congress on the many issues that face HUD. The Congress has funded two important Commissions—the Millennial Housing Commission and the Commission on Affordable Housing and Health Care Facility Needs for the 21st Century.

The Department is looking forward to the recommendations of these Commissions. We are committed to continuing a strong relationship with the Congress so that, together, we can make effective and efficient use of the funds that you entrust upon us and on behalf of the housing needs and the community development needs of our country. Thank you.

Senator ALLARD. Thank you very much, Mr. Secretary.

According to your testimony we have a 7 percent increase in overall spending at HUD. The rest of the budget has a 4 percent increase. And you say that is a commitment to affordable housing. I agree. That seems like a rather substantial commitment to affordable housing.

You also noted that even though you have eliminated the Drug Elimination Grant Program, per se, the dollars are still there. You have moved them into a general grant. So that if a local housing authority sees a need for drug intervention purposes, they can use that in the housing authority. I assume that is correct.

Secretary MARTINEZ. Right.

Senator ALLARD. So those housing authorities that have come to rely on that program can still use it. The point is that there might be other communities that have needs other than just drug enforcement and those dollars are flexible enough that they can use it for whatever need they happen to have.

Secretary MARTINEZ. Correct.

Senator ALLARD. You say that there is a total of $8 billion of unspent dollars already in the public housing maintenance account.

Secretary MARTINEZ. Correct.

Senator ALLARD. I want to talk a little bit about the dollars at HUD that are unobligated. Now the $8 billion that I think has raised the concern of some of my colleagues is part of the $96 billion of unspent but obligated funds. In other words, they are obligated already to the program for maintenance and operation.

Secretary MARTINEZ. Absolutely.

Senator ALLARD. But I would point out to the Secretary and also Members of this Committee, we have $12 billion of unobligated dollars out there. In other words, they are not tied in to any program. I would note that this information is based on a GAO report that this Committee requested.

I am looking at the HUD total budget request for 2002, which is $30 billion. By comparison, we have $12 billion of unobligated and unspent dollars. In other words, for lack of a better term, there is a slush fund over here. But if you consider all of those dollars, there is about $108 billion in the pipeline.

I do not know of any other Agency that has this kind of accounting system. There is no way that we can blame you for this. After all, this is a problem that you are taking on.

Secretary MARTINEZ. My fear is that at some point, you will be able to blame me and I am trying hard for that not to happen at some point.

[Laughter.]

Senator ALLARD. This is my question. Does this concern you and how do you deal with this large amount of unallocated dollars?

Secretary MARTINEZ. Well, it is a concern, Senator, and I think that we need to move carefully to try to make sure that we stay within structures as we receive funds from the Congress.

The fact is that you are correct in the Drug Elimination Grant Program and what you stated. We have seen over the years, as you examine the records, the Office of Inspector General has been critical of the uses of these funds in many of the programs and the ways that they have been used.

Twenty-one audits of these funds showed the need for more accountability of these funds. We identified approximately $18 million in unexpended funds that grantees were expending after the grant termination date. In the same report, the audits disclosed a combined $6.2 million in unsupported and ineligible costs. That was from the 1999 OIG report on this particular Drug Elimination Grant Program. And that is rife with those kinds of problems.

There are many housing authorities that do not have a drug problem, fortunately, thankfully. Many elderly, and it is not the same situation as it might be in other cities.

And for those, these are funds that are not available to them. So if we give them as an at-large grant, all authorities can take part in it to the extent that they need them.

For the authorities that are managing the programs well and have a successful drug program, the $150 million will still allow them to continue those good programs.

But it enforces a certain discipline, a pocketbook discipline, that will make them move out of the silly things that they are doing with this money. Some are not only unauthorized uses, but also fall in the category of poor judgment. And so, those would be hopefully eliminated by the stringent nature of the funding that we are giving them.

Senator ALLARD. Well, Mr. Secretary, I want to thank you for that clarification. I just have a quick question here before I call on the Ranking Member.

In Colorado, and across the country, local HUD offices cannot make decisions because the decisionmaking process has been centralized out of Washington. I think this is a mistake. I would like to know what your views are on this matter and how do you plan to decentralize decisionmaking during your tenure?

Secretary MARTINEZ. Senator, I think it is a real serious problem. It has become very acute and I have become very aware of it as I have traveled.

I had a member of our staff in Kansas City tell me that when he was Regional Manager of HUD in that area, that he felt like he was a manager of a regional branch bank, is what he thought it was likened to. He told me that now he has been reduced to an ATM because he has no authority to make any decisions.

I was in West Virginia last week and the HUD office there was telling me, people in West Virginia, they have a public housing issue and have a question for HUD and have to go to Baltimore to have a decision reached. The fact is that authority has been so centralized as to make HUD an ineffective and inflexible Agency to deal with local problems.

We want to restore local autonomy in much of what HUD does in the decisionmaking, with also accountability, of course, and good check marks and guideposts. But the fact is that we need to empower our local offices to do more of the decisionmaking there to be a concentrated effort.

One of the management challenges that we have is, in the same visit to West Virginia, I learned that out of the 25 or so HUD employees there, only five report to the head of the HUD office for the State of West Virginia. Some staff report to Baltimore, other staff report to Kansas, and others report to Philadelphia. It is difficult to run an Agency with that kind of management fragmentation.

Some of this has been I think part of the 2020 management reforms. I am very reluctant to initiate a new management wave at HUD. But we are going to have to do some things to put back local controls in management and decisionmaking, so that we can be an effective Agency.

You see, this impacts our ability to get more production of affordable housing. When you have a local developer who may want to get into an affordable housing project, the local HUD office cannot make a deal because they have to go back to Washington and wait months for a reply, the fact is that those deals go away.

Local developers have told me that they do not want to do business with HUD. It is too inflexible, too difficult. And so what occurs is that they go on and do business elsewhere and we then do not have a continuing new stock of affordable housing being constructed and we have people taking advantage of our programs just simply because we are too difficult to do business with.

Senator ALLARD. Thank you.

The Senator from Rhode Island, the Ranking Member.

Senator REED. Mr. Chairman, I will yield to Senator Sarbanes.

Senator SARBANES. Well, thank you.

Senator ALLARD. Sure. That will be fine.

Senator SARBANES. Thank you very much, Senator Reed.

Unfortunately, I am going to have to go to another hearing. But I want to hang in here on this Public Housing Capital Fund for just a minute.

Secretary MARTINEZ. Yes sir.

Senator SARBANES. Because your analysis of the situation does not jibe with the one I have made.

In 1998, we passed major public housing reform legislation. Senator Mack of your State of Florida took the lead on that, along with Congressman Lazio. I was pleased to join with them in that effort. And in fact, it came out of this Committee I think unanimously, as I recall, and very strong support in the Congress.

One of the problems that legislation addressed was the build-up of balances with respect to these capital monies. And we set up timetables in order to try to address that situation, both in terms of obligating the money and expending the money.

Now you are coming back and you are now arguing an entirely different standard than what was set out in that legislation, because these monies are within the standard, the 2 years for obligation and the 2 years for expenditure.

The first fact to start with is that there is a huge backlog of capital needs and public housing. There have been public studies that have said as much as a $20 billion backlog in needs.

You are saying, well, they cannot assimilate it, so we cannot do more. We can only do so much. We cannot do more. There is a limit on how much the public housing authorities can assimilate. Not a bad point. It needs to be subjected to careful analysis. The law allows 2 years for the funds to be obligated, 2 years for the funds to be spent. Small housing authorities have no time limit.

In addition, public housing authorities can apply to HUD for a waiver on those time limits. Many have done so in order to bank the money for larger projects. So part of the build-up is an effort to bank the money to address larger projects.

There are always going to be unexpended balances when you deal with capital programs. But the PHA's have been obligating and spending their money on a regular schedule within the allotted 4 years, which was a major reform of the 1998 Act.

In other words, this is not some new perception. The 1998 Act addressed the problem of what was then argued was too much of a build-up in balances. And it set up a time frame within which this situation was to be addressed.

That was a major reform. And it is one that Senator Mack and Congressman Lazio pushed very hard. We were pleased to go along with them in trying to accomplish that.

The housing authorities have to follow Federal procurement procedures—competitive bidding, development of RFP's, documentations, other processes. They cannot bid the work unless they have the funds. They are trying in many instances to combine Capital Funds with tax credits or other sources of leverage. Now if you stop the money moving into the pipeline, you are going to jeopardize some of those efforts.

PHA's have been increasingly innovative about using their Capital Funds. Standard & Poor representatives met with Committee staff and said that the proposed cuts may well create fears of appropriation risk and therefore, raise the cost of such effort or undermine them altogether in terms of drawing in private money to help in this effort of capital renewal. And of course, one of the key provisions in the 1998 reform law was to encourage efforts to find additional non-Federal fund sources.

If some housing authorities are not spending timely, you can recapture the money and redistribute it to high-performing PHA's, which have of course pressing needs. We have asked the Department actually for the names of the PHA's where spending is not timely. We have not gotten that information. Apparently, you may well not have that information. But we intend to continue to press that issue with the Department.

From our analysis of HUD's records, everything is working within the timeframe periods established by the 1998 Act. What I want to be clear about is there was a big problem before the 1998 Act, which everyone conceded in the build-up of these balances.

In order to address the build-up of those balances, we established these time periods—2 years for obligation and another 2 years for expenditure.

It is all working within that period. The 1997 funds have been obligated and expended. The 1998 funds have been 100 percent obligated, 71 percent expended. The 1999 funds, 67 percent obligated, 38 percent expended.

The 2000 funds, the immediate funds, 18 percent thus far obligated and only 5 percent spent. But they have a period here, a timeframe within which to do this.

You are now coming along and looking at this timeframe and saying, well, there is some money sort of floating around in there and we are going to pull that money back in.

Now, conceivably, you are going to be here next year and I will be here next year, and this flow is going to stop. And you are going to grind this whole thing to a halt.

There is already concern that the effort to use these funds, the assurance of these funds to attract private funds to do the modernization, is going to be undermined.

So I think this analysis is missing the mark and particularly missing the framework established by the 1998 major public housing reform act, in which Senator Mack, who of course you know very well, very close to you—in fact, I think I quoted his letter at your nomination hearing.

Secretary MARTINEZ. You did.

Senator SARBANES. Yes I did.

Secretary MARTINEZ. You did.

Senator SARBANES. I mean, this was a major Mack reform. Now he is not with us any more, but I am going to stand up for Senator Mack's reforms.

[Laughter.]

And I want to try to proceed according to the schedule he set up, which seemed to make a lot of sense and has certainly commanded unanimous support. You just cannot start drying up this flow of capital monies. You are going to bring the whole thing to a grinding halt.

I mean, the public housing authorities are already in something of a panic. And if you have some public housing authorities that cannot do the job, recapture the money and let it go to those public housing authorities that can do the job and who have these pressing needs.

Secretary MARTINEZ. Senator, what I would offer is two or three things in response.

Number one——

Senator ALLARD. Before you respond.

Secretary MARTINEZ. Yes.

Senator ALLARD. I want to caution. The Senator from Maryland has gone 3 minutes over his time allocation. And so, as Chairman, I want to be careful. I want to give you an adequate opportunity to respond, but I want to caution the Senator from Maryland that we have other Members here that I think have other appointments. I would like to get a round so that everybody has an opportunity to ask questions. Please go ahead and respond.

Secretary MARTINEZ. I will be brief. The first thing I would say, Senator, is that your office and you and I have had a good working relationship in the months that we have had that opportunity and I look forward to working with you so that we can find a fair understanding of what this is about.

Now the second thing is, HUD, in March 2000, released a report from Abt & Associates, a very respected research firm. They concluded that in 1998 dollars, housing authorities' capital needs for modernization were $2.03 billion.

Bringing those to 2002 dollars, our request is still within the number of their report. Now——

Senator SARBANES. Those are the needs for that year, not the backlog of needs, are they not?

Secretary MARTINEZ. Correct. So if we are funding the current year needs, there is at some point a need for us to acknowledge how much—I mean, these are the needs for a year. This is what they can absorb in a year.

What I am suggesting to you is that there is no desire not to allow housing authorities to do that which they could do. But it is not a pulling back of funds. It is not a drying up of the pipeline. It is not adding money that is unspent on top of new money. In other words, not putting new money on top of unspent money.

We need to be more comfortable with this whole discussion. I intend for us to come back to you and try to explain and be more responsive to your questions about the impact that it could have on housing authorities. I do not think our intent is one to deter the modernization or the upkeep of our stock of public housing. But one of not wanting to accrue on top of accrual.

Senator ALLARD. Fair enough. Senator——

Senator SARBANES. Is it your position that the use of funds is outside the parameters of the 1998 housing reform act?

Secretary MARTINEZ. No sir, it is not.

Senator SARBANES. That is all I want to know. Thank you.

Secretary MARTINEZ. No, it is not.

Senator ALLARD. The Senator from Pennsylvania.

Senator SANTORUM. But you are very clear that you believe that all the housing authorities will have all the money they need and they can spend at the time, period.

Secretary MARTINEZ. That is correct. This coming year, no roof will go unfixed.

Senator SANTORUM. And just because the law says that the money can sit around for a longer period of time does not mean that they can spend that money.

Secretary MARTINEZ. That is correct. Nor that we should add money to it.

Senator SANTORUM. So the law is in fact a little broader and more encompassing than really what we need to get these agencies to be able to spend the money on a timely basis. Is that correct?

Secretary MARTINEZ. That is correct.

Senator SANTORUM. Okay. So that is what I think. So it is not your intention to limit housing authorities' ability to spend money on capital improvements.

Secretary MARTINEZ. Correct.

Senator SANTORUM. You believe that fully funds all the requirements that are out there.

Secretary MARTINEZ. Now there is a historical, life-long backlog.

Senator SANTORUM. I understand.

Secretary MARTINEZ. And we cannot do anything about that this year. We will do what we can on a year-to-year basis. But on a year-to-year basis, the study from Abt & Associates told us $2.3 billion is a good number.

Senator SANTORUM. I just have a question about something that is a great interest of mine and I know you have an interest in it, too. We are having a summit here on Capitol Hill today of faith-based leaders from across the country. I think there is almost a thousand up here on Capitol Hill today to talk about the President's initiative.

I wanted to know if you had any initiatives that you are pursuing within this budget to begin to implement the President's vision on a Department basis.

As you know, we have the faith-based office in the White House. But what is going on out in the Department? You are one of the Departments that is the most affected by this policy initiative, and I would like to know what you are doing on that subject.

Secretary MARTINEZ. Well, thank you for bringing that up. We are very enthusiastically embracing the President's initiative in this area. I think it bears great promise for the opportunity of, as the President has said, releasing the armies of compassion, of bringing more people from communities that really make communities work into assisting Government in the work that we are trying to do in helping build better communities.

We have a $5 billion—million—billion/million. I am getting to be a Washingtonian here.

[Laughter.]

A $5 million commitment in this new budget to be devoted to the Office of Faith-Based Initiatives. HUD had an office already, and a budget, so we have increased that budget to account for what we need to be doing, given the President's new initiative.

In fact, we are going to be setting up the web site for all of this. We are going to be a clearinghouse for information. The person who is going to be running that office just reported on the job on Monday. We are very excited about what we can do.

As I have traveled around the country, you have to be impressed by the number of faith-based organizations and the things that they are doing in their communities to make them work.

I know in your State of Pennsylvania, in Philadelphia, Reverend Luske in Philadelphia is doing phenomenal things that I saw from a charter school to housing initiatives to beyond that. So there is a number of folks around the country that are doing things that are much better than what Government could ever do if we did it alone. I have great hopes for the program and look forward to its implementation.

Senator SANTORUM. I have a few other questions that some of my housing authorities have asked, I will submit those for the record. If you could provide a written response, I would appreciate it.

Secretary MARTINEZ. Certainly, I would be happy to do that.

Senator SANTORUM. Thank you, Mr. Secretary.

Senator ALLARD. I thank the Senator from Pennsylvania. You were well within your time limit.

The Senator from New Jersey.

Senator CORZINE. Mr. Secretary, I continue to be a little troubled about the Drug Elimination Grant Program, as I think I expressed questions about that and your feelings about it in your confirmation hearing.

I think there is a difference in how you are speaking about it today than what you did at the time of the hearing. I think your words were that you thought it contributed effectively to progress in eliminating drugs in public housing.

I also then checked some of the objective factors of whether the rate of crime is falling in a number of the public housing authorities. And I think one of the later witnesses will cite specific examples across the board.

In Asbury Park, NJ, drug-related crime has been reduced 22 percent through the 1990's. They would attribute a lot of that to the public housing Drug Elimination Grant Program. I think there is a whole series of these that are cited, as I said, by a number of other groups.

Has there been an effective objective measurement of how this program is working, rather than anecdotal impressions of whether it has sometimes failed in certain areas, which I think you have pointed out earlier in your testimony?

Have we matched funds with performance with regard to reduction of crime or drug problems in the various programs? And is not that something that should be done first before we move to eliminate a program that in many people's eyes has been effective?

Secretary MARTINEZ. Senator, I am aware of your question during my confirmation process. And let me say that, at that time, I was, as I think you probably are, enamored with the title of the program. And being one who believes strongly in building strong communities requires drug-free communities, I am certainly committed to the fact that public housing authorities, that people who live in public housing should live in drug-free environments.

And I know the blight that they can bring and I know what public housing agencies have dealt with over the years in terms of the drug problems in their communities. Let me just say first of all that the President's budget is a budget for all of America, in which there is a very strong commitment to fighting drugs, almost $19 billion to the drug fight.

In the Department of Justice, in the Drug Czar's Office, there are many programs that deal, and will deal directly, with the drug issue. The fact is whether HUD has the capacity within its mandate to also be a drug-fighting Agency and step into the law enforcement arena.

There have been successes in many instances and this has been a program which I think in many ways has benefited public housing offices. One hundred and fifty million dollars of this money will continue to be there for those good and worthwhile programs.

But after I came to HUD, I began to see anecdotal evidence because there is no study of successes. As is often the case, those can be difficult to obtain and success can be measured in different ways by different people. But I have just been appalled by some of the uses that were made of this money.

I am particularly troubled, frankly, by the whole Gun Buy-Back Program and all of that, which I think many law enforcement folks would question the validity of it or the beneficial effect of it.

I was also——

Senator CORZINE. Of the $300 odd million that was spent on the program last year, how much went to the Gun Buy-Back Program?

Secretary MARTINEZ. Senator, I do not know the exact number, but it was a small amount because it was so ineffective and so poorly managed. Fifteen million dollars went to that.

Let me say, that is a program that the GAO found was probably outside the legal authority of the Congress for this program to have. What I would say to you is that there should not be a diminished commitment to fighting drugs in public housing agencies.

What there must be is a concerted partnership with local law enforcement, with $150 million that will still be there for the good and worthwhile programs. I also believe that we have gone far afield here from the core mission of what HUD should be doing.

Senator CORZINE. Again, my concern is anecdotes versus study and objective evidence. That is one point. The other point I would make is that this $150 million that we are talking about, if I understand this correctly, either comes from operating funds or Capital Funds. And we are talking about reducing them if a particular housing authority wants to use those for these purposes that have previously been a part of the Drug Elimination Grant Program.

Secretary MARTINEZ. No sir. They would be in a position to use the funds. One hundred fifty million dollars would be precisely devoted for at-large grants that at their own local discretion, they can use for drug programs if they so choose.

They should not use the money for some of the things that they have used it for in the past. And hopefully, we would have the management ability to monitor those. But they can use them for the drug programs if they choose to use them.

Senator CORZINE. It would not be coming out of the operating funds?

Secretary MARTINEZ. It will be new money to their operating fund grants. So there will be new money in there that they can devote to the drug problem if they choose to do so. It is a matter of prioritizing at the local level, letting them make that decision.

Senator ALLARD. Senator Stabenow, you missed the opening statements. You are welcome to make an opening statement and then ask some questions. Or if, you want to just make it a part of the record so that you have more time for your questions, we can do it that way.

STATEMENT OF SENATOR DEBBIE STABENOW

Senator STABENOW. Thank you. I would like to do that.

Senator ALLARD. Without objection.

Senator STABENOW. Thank you, Mr. Chairman.

Mr. Secretary, it is a pleasure to see you again. And we appreciate your being here.

Secretary MARTINEZ. Thank you.

Senator STABENOW. In looking at the overall proposed budget and the impact on the citizens that I represent in the State of Michigan, I just want to share with you what you are proposing and what I am told after analysis would happen in Michigan, and the concern that I have.

The number of elderly households that would be affected by the cuts that you are talking about are 14,398. So we have our senior citizen households, those oftentimes most vulnerable, who are impacted by what you are presenting. The number of low-income people that would be affected by the cuts—44,320 people. The amount of reductions to the State of Michigan—$17,772,330.

I want to indicate that for the record because that certainly is of concern to me, as I have visited with communities around Michigan and certainly, you have a standing invitation to come in and see the good things that are being done.

Secretary MARTINEZ. Thank you.

Senator STABENOW. It sounds like you have been hearing a lot about problems. I would love to share with you success stories that are occurring in Michigan.

And the fact that over and over again, what I am hearing about is a general deep concern about affordable housing. And HUD plays a very significant role in that. I am concerned about the direction that I am seeing in these numbers.

Specifically, when we talk about, first of all, the Capital Fund, I would welcome your comments, but I also want to just put forth the counter-argument when we are talking about obligating funds and the time delay between an authorization, we designate funds to be spent, and then when they are actually spent.

This certainly is not new in Government. In the Department of Transportation, we allocate funds for a project and they are not expended immediately. It can take several years. That is why we have a 5 year authorization for the Transportation Department.

The Department of Defense does not spend all of the dollars given in a particular project the year that it is given.

The Department of Energy—I could go on. And so, we all know that in the area of capital improvements, Capital Funds, that by the very nature, are spent over a series of years.

So I guess the question that I would have, first, would be, it is my understanding that according to a recent study by Arthur Andersen & Company, they have indicated that almost all of the funds have been expended in a timely manner, not necessarily in the same year, but in a timely manner.

And as Senator Sarbanes talked about with the reforms, the housing reforms, that they are being done within the 4 years that has been allocated as a reasonable timeframe for the projects.

Are you saying, in fact, that that is not correct, that the Arthur Andersen study was not correct? That in fact these are not being obligated and spent within the timeframes allocated under law?

Secretary MARTINEZ. Senator, let me respond to several issues that you raised.

First and foremost, let me say that as I have traveled the country and in the time that I have been HUD Secretary, I have been enormously impressed by the good things that are being done around the country, by the incredible commitment of people in local communities to help one another, to help those in need. And those are the kinds of efforts that we want to make sure that we encourage at HUD and that we build upon. So it is not about the half-empty glass, but it really is about the half-full glass.

So I am enormously encouraged and optimistic about what we can do at HUD to bring affordable housing, to bring opportunities to people.

Unfortunately, the Drug Elimination Grant Program does get us talking in the negative. The fact is that the fight against drugs is something to which we all should be committed, to which I am terribly committed.

The question is that we also have a larger responsibility to ensure that we are properly directing our funds not in compassionate intentions, but with compassionate results. You see, I think that we often maybe mistake a good idea and a good intention with what really is helping people to achieve an outcome that is desired by all. Your analyst and ours should get together because we do not have the same fund of information.

We did not create any cuts in elderly housing programs. So if anyone from Michigan is telling you that elderly housing will be cut under this budget, they are wrong. Period. End of paragraph.

We have a $6 million increase to our elderly housing programs in this budget for this year. Insofar as the funds for the Capital Fund, these are not obligated funds in the pipeline that have not been spent. These are unobligated, unallocated, and unspent funds.

These are funds that we are not pulling back because they were not spent. We are just not adding more than what Abt & Associates has told us can be needed in any given year to modernize and maintain the public housing stock. We are putting all the money in it that is necessary to keep going forward where we are. We are not adding to an unspent fund for unallocated expenses more money than is needed for this coming year.

Senator STABENOW. I would suggest that there is a real difference of opinion on how that is viewed. And that, just as in transportation practice, if you do not keep dollars in the pipeline so that you can continue to move forward, at some point, things stop.

And that has to be the result if you are pulling back on dollars and given the incredible need as it relates to housing. If there are dollars being pulled back in that Capital Fund, then you are unable to plan and make decisions about the future. And so, I think there is a real difference.

I understand that there are certainly legitimate concerns that need to be addressed about efficiency. I also know that given the pressure in this budget for dollars to be spent in other areas, that there is a real pressure to cut in housing as well as many, many other areas, and redirect money and do accounting changes that take money out.

I really believe that what is happening here, is that there are efforts to pull dollars out overall of the system when we look at this. And that is of concern to me. Am I getting the high sign, Mr. Chairman?

Senator ALLARD. You are a couple of minutes over.

Senator STABENOW. Okay.

Senator ALLARD. We need to move on.

Senator STABENOW. I will conclude and just indicate that I also have a number of very specific examples under the Drug Elimination Grant Program where crime has gone down in communities that I represent very specifically, and hope that you take another serious look at that because people's lives are being affected. Children are safer. Families are safer as a result of that program.

Thank you, Mr. Chairman.

Senator ALLARD. And I would ask that my chart be pulled back up, if you would, please. In the meantime, I just want to say that we are going to go into our second round.

Go ahead. I am sorry.

Senator REED. Quite all right. Thank you, Mr. Chairman.

Mr. Secretary, let me try to cover some ground that we have been plowing back and forth with respect to the Capital Funds.

As I understand the Abt report, it says that on an annual basis, public housing authorities accrue $2.3 billion in capital needs. Is that——

Secretary MARTINEZ. Correct.

Senator REED. But it also, I believe, says that on an historical basis, there is a $20 billion backlog basis in place.

Secretary MARTINEZ. That is correct.

Senator REED. You are leaving the impression that this report specifically says that there is the ability to absorb additional Capital Funds which is limited to $2.3 billion. Is that what the Abt report says?

Secretary MARTINEZ. No sir. I am not talking about the ability to absorb. I am talking about the professed need on a year-to-year basis. Given the number of housing units and given what the allocations have been, that the Abt report suggests that that is the number——

Senator REED. But I think you are leaving the impression, Mr. Secretary, that there is a limited capacity of public housing authorities to use these funds on an annual basis, and it is about $2.3 billion. Let me suggest, and we will ask Ms. Glover from Atlanta for some first-person experience, but, in a way, the way I conceptualize this, on an annual basis, there is about $2.3 billion of newly deteriorated roofs. But there is also $20 billion of roofs that deteriorated. And if you are a public housing resident, you do not particularly care whether the roof went bad this year and it is part of the $2.3 billion or went bad 5 years ago because it is still a deteriorated roof.

I think the point, the impression that you are leaving is that there is just no way that these housing agencies can spend more than $2.3 billion a year when in fact, we know there is much more work to be done, and in fact, in the past, they have been able to go above this total.

Secretary MARTINEZ. I suppose the only way to totally fund the problem is by funding $20 billion this year in this fund to take care of all of the problems.

Senator REED. No, Mr. Secretary. What I suggest you do is not say that we cannot spend more than $2.3 billion. There is a number between $2.3 and $20 billion that can be absorbed by public housing authorities, that is needed by public housing authorities, that will improve the lives of tenants in public housing. And so the point, I think, the impression you are leaving is that we are doing all we can, when in fact, we could do much more.

If you would support, if this Administration would support a $20 billion, one-time appropriation——

Secretary MARTINEZ. Senator, I think that, as I said earlier, the increases that HUD has received over the last couple of years, I do not believe are sustainable over time in any responsible way, either in the sense of responsible budgeting or in the sense of responsible absorption. You see the chart of unallocated funds.

So I think you make a good point. I understand. There are public housing agencies with needs. And I think we are getting at the problem. We are doing a sensible figure in our budget that will allow us to repair and to do the maintenance things that I think are needed on a year-to-year basis.

Senator REED. Let me turn to another topic. And that is the operating funds.

You have eliminated the Drug Elimination Grant Program and that is something that is both a political and policy debate about effective ways of preventing and eliminating drugs. But as I understand the new concept, essentially you are increasing PHA operating subsidies by $150 million. Local agencies can use this for drug elimination grants if they choose. Is that correct?

Secretary MARTINEZ. Yes sir.

Senator REED. But they also might have to use it for other things, one of which is utility costs.

Secretary MARTINEZ. Obviously, they have the local prerogative to use it as they see fit. So it gives them local autonomy in the utilization of the funds.

Senator REED. I understand that. The reality that most housing agencies—and it has been estimated, I believe, and I think it might be anecdotal, but the utility costs are going to go up somewhere around $350 million this year for public housing authorities.

And you have taken away a program, a drug elimination program, which was significant. You are putting up $150 million extra that is going to cover increased utility costs, other unexpected costs, and then, within that, they are expected to replicate the drug elimination grants. I think the reality, frankly, is, as much as they want to do it, it is a local option that is not really an option.

Secretary MARTINEZ. Senator, well, the utility cost issue is one where we still must allocate funds on the basis of the Department of Energy projections. And so, we are looking to the Department of Energy for that guidance. The budget accounts for what the Department of Energy has indicated to us was appropriate.

Now we do recognize that there have been some incredible increases in utility costs. And we responded this year within the allocated funds to HUD with a $105 million emergency allocation for utility costs.

We took care of the most dire problems with $50 or so million in housing authorities in the western States and the States that have been most affected by utility cost increases. And then the additional $50 million went to all housing authorities that had experienced utility cost increases.

Senator REED. Mr. Secretary, just to follow up, because this issue is a really important issue every place, not just the west. Last year, you somehow through your accounts, came up with $105 million. How much extra funding have you put in specifically because of increased utility costs in this budget, this year?

Secretary MARTINEZ. It is formula-driven, given the formulas by which utility costs are factored into the cost of running public housing.

Senator REED. If it is a formula, you have the numbers. You ran the numbers through your budget. How much extra are you going to have to commit?

Secretary MARTINEZ. I do not have the specific number. I would be happy to get it to you.

Senator REED. Thank you, Mr. Secretary.

Senator ALLARD. For the Members of the Committee, I would like to go through a second round of questioning. In order to have time for the second panel, I am going to limit each Member to 3 minutes. Then we will proceed to the second panel.

It amazes me, Mr. Secretary, that we have Members of this Committee and we have Members of the Senate who frequently talk about how supportive they are of local control.

Then in your budget, you reflect local control. You say you do not cut drug enforcement, but you transfer it to general funding. You give control to the local authorities to decide how to best meet the needs of their community. I am flabbergasted that whenever you make an effort to provide local control, you get criticized for it.

I want to address briefly this matter of the Arthur Andersen study. Many accounting reports that have come to this Committee have been qualified opinions. These qualified opinions, have helped make HUD an at-risk Agency.

The Inspector General, the GAO, the oversight agencies, have all said that it is an agency at risk. Nearly every time you ask an accountant to come in and they try to apply their accounting principles, they cannot do it because they cannot account for the dollars. Part of the reason that they cannot account for the dollars is there is $12 billion out there that is not obligated. They are just floating around out there.

I want to compliment you on your efforts to try to make an accountable Agency, one that is going to focus on results and one that the taxpayers of this country can feel that their taxpayer dollars are being spent wisely.

In your testimony, you mentioned unauthorized funds, which brought up a question I had on the Community Builders. They comprise nearly 10 percent of the previous administration's workforce. There was a lot of concern—in fact, we had a hearing on the Community Builders. What have you decided to do with the Community Builders Program?

Secretary MARTINEZ. Senator, we are going to be changing that program completely. We are not going to go forward with it. We are going to be looking at how we reallocate the resources of that program in a more broad-based area.

The fact is that we have a cadre of people that are designed as the liaisons to local government, with unspecified obligations, as I have talked to some of them. They have no real job role. They are just there as a goodwill ambassador to the communities. The fact is that we need to have a better handle on how that work is done. We still need the manpower. What we need to do is allocate it in a different way.

We are going to allow those people to have a more function-oriented role, or programmatic role, while at the same time asking really all of the leadership at HUD and the local offices to be community partners, to be out there in the community and doing the role of a community builder.

You have been through that territory, I do not need to replow the reasoning. The fact is that it has been a huge morale issue in the Agency and one of the reasons for changing the titles and the way that operates is not only the misallocation of resources, but also the fact that it has had a very negative effect on the morale of the career people. And we need their cooperation and support.

As you know, about 9,200 people work at HUD. Very few of those are people that I will be bringing with me. We need to make sure that the sense of mission of what we are trying to do at HUD is going to be something that is shared by our workforce and that they are enthused and motivated in their challenge. And so, I think the changing of that program will bring that about.

Senator ALLARD. The Senator from Rhode Island.

Senator REED. Mr. Chairman, Senator Schumer has just arrived. I would yield to him. I ask that he be given the full 5 minutes?

Senator ALLARD. Yes. I thought out of fairness, I would go ahead and give him the full 5 minutes. I would ask that you stay within the timeframe, if you would, please. We are trying to move forward to another panel, and we are running out of time.

STATEMENT OF SENATOR CHARLES E. SCHUMER

Senator SCHUMER. I thank you, Mr. Chairman, and appreciate your fairness.

I thank the Secretary for being here and for his enthusiasm and hard work in his few early months of the job.

I guess, like most of the people, at least on my side here, I am really troubled by the cuts you have proposed. We estimate that this will cost New York $160 million. That is a 25 percent reduction in New York's Capital Fund dollars.

We have had a strong tradition of public housing in New York. In New York City, something like 600,000 people live in public housing, more than in most cities in the country. And just like with your own home, when you cut back on capital expenditures, you are going to pay a price.

One example is that Brooklyn's Williamsburg Houses received $1.3 million to replace a 40-year-old heating system. In the long run, the investment saves HUD money in that a newer system is less likely to need repairs. It also adds to the benefit of lower electricity bills. Why would anyone want to cut that?

And then it is very troubling to put the two funds together. It is telling people, make a choice. Make your housing project safe in terms of the drug-free initiative and the safe-housing initiative, Drug Elimination Grant Program, or $150 million for these kinds of things. Why are people being put in that kind of position?

I do not know. These are hard-working people. Most of them in New York City are the working poor. They work as hard as you or me. They do not make much money. With the high cost of housing in New York City, they have nowhere else to go if they lose their home. And what we are saying is that somebody getting a tax cut that makes $2 million, will now get $45,000 rather than $42,000, takes a greater priority than this. It is just wacky to me.

I believe in tax cuts. But when tax cuts become the overwhelming rationale, so that they take up the whole surplus, so that you are put in a position, of saying you either get rid of drug elimination or get rid of the Capital Fund, it is sad.

I would just like to ask the Secretary, does he recommend to places like the Williamsburg Houses and all these others, that they stop making investments? We are not asking to build new public housing. We are asking to keep what we have, which is a vital 50 year investment.

The cuts that we have made will prevent us from upgrading them. What do you think?

Secretary MARTINEZ. Senator, at the risk of having you think less of me, let me just tell you that I am very enthusiastic about the cuts we have made because they are where they needed to be made, particularly in the Drug Elimination Grant Program because I think it is a program flawed with problems.

One hundred and fifty million dollars is being put in the general Capital Grants so that they can be utilized for those places that have a good drug program and they can use it for that.

In addition to that, it is going to give local authorities the local option of what to do. It is not a Hobson's Choice, but it is a local option. They can decide in those places where there is not a drug problem—and trust me, there are some places in America where that is not the issue. The fact is that they can use it for other needs.

Senator SCHUMER. I do not have a problem with that. What about the places that have a drug problem?

Secretary MARTINEZ. Okay.

Senator SCHUMER. That is a Hobson's Choice.

Secretary MARTINEZ. The money is still there so that they can continue those programs because, in addition to that, we are not cutting the maintenance necessary—we have been in this discussion now for sometime. And I am repeating myself, but for your benefit, we are not cutting the monies that are needed to carry out the maintenance programs that are upcoming in the coming year.

We are cutting out of a backlog of unspent, unallocated funds which, frankly, we are simply not asking to put money on top of dollars that are already not allocated.

And let me just say, that a tax cut for Americans when there is a surplus, after we have paid off our priorities, after we have increased education by 16 percent, after we have helped our military to modernize their payments to our people so that they can not be on welfare as they are in the military, and done all of our priorities. We then pay off the debt to the most that can be paid.

Senator SCHUMER. And we are not talking about Medicare.

Secretary MARTINEZ. We still have money left over for a healthy tax cut that will help all Americans.

Senator SCHUMER. Let me ask you this. That is an easy thing to say, we have enough for everybody. I would ask you this. If the choice were—let us assume for the sake of argument, upgrading the existing public housing with expenditures that everyone agrees is necessary, 50-year-old boilers, outdated wiring, et cetera, or a tax cut, if it were a choice, which would you pick? If you had to make that choice? Because we may read the budget differently than you.

Secretary MARTINEZ. Senator, if there were people in public housing today that did not have adequate public housing, that they were suffering because of the conditions that they were living in, and the choices were simply down to that, providing for them, or get a tax cut, the fact is that that might not be appropriate.

The fact of the matter is that with the current projections, it depends on what you believe and who you believe. But I do not believe that the debate today between $1.2 trillion and $1.6 trillion is really going to mean that there is someone in public housing in New York that is going to go unassisted because of that tax cut, at whichever level you agree upon. I presume that—at least I am led to believe that there are some in your party that support a $1.2 trillion cut. And I am going far afield from housing. But the fact is that——

Senator SCHUMER. It is all interrelated, Mr. Secretary.

[Laughter.]

But I thank you. We could go on. The Chairman has been generous in his time. I was late.

Secretary MARTINEZ. Thank you.

Senator SCHUMER. I appreciate your answer.

Senator ALLARD. We will go ahead and move on to our 3 minute time limit and call on the Senator from Rhode Island.

Do you want to allocate over to the Senator from New Jersey?

Senator REED. Why don't you go ahead?

Senator CORZINE. I will be quick. As you might guess, I am not totally convinced of the initiative with regard to the Drug Elimination Grant Program.

My calculation says we had $309 million allocated there last year. And even if the operating fund had $150 million set aside for these kinds of purposes, it could be used for other things, as Senator Reed did suggest.

I personally would love to have an objective study on the effectiveness of this, not just the adequacy of reports. Understanding whether this program worked or did not work. And there is no question that one can justify most anything on anecdotal information, including citing reduction of statistics within certain areas.

Secretary MARTINEZ. That is right.

Senator CORZINE. But I do believe that a priority of local folks, law enforcement and others, to provide the focus in an area where it is a clear and present danger with regard to drug practices, and it certainly is in New Jersey because I have been touring a lot of the public housing projects to get a sense of this issue as I have prepared myself for, not just this meeting, but for housing issues in general. And there is a serious drug problem in our public housing projects in a number of places in New Jersey. This program by the people that are running those programs at the local level is something that they believe is very important.

Now we can call that anecdotal. What I would like to do, would like to suggest, is that we have objective information about this before we throw the baby out with the wash.

Secretary MARTINEZ. I believe that crime data that allows for—I mean, it is going to be very difficult to collect the kind of data that you would need to have a meaningful study.

But I would say to you that this program, as with many things, works in some places, does not work in others, has worked beautifully in some instances and been well applied and well administered. In other places, it has been horribly misused. There has been a misallocation of funds. There has been unauthorized use of the funds for things that are far afield from what it was intended.

But I do not think that that should be the basis for us to make a determination. It works well in some places. It does not work well in others.

I think we have a broader philosophical issue about whether the Department of Housing and Urban Development really ought to be in the law enforcement business. Or whether we should focus on the delivery of our housing programs and then allow law enforcement, the Department of Justice, the drug czar's office in partnership with local law enforcement, to work at the issue of local law enforcement.

Some of the things that are done with this program in many places is that they have an additional three or four policemen. But if there are three or four policemen additionally that are needed in that municipality, as coming from local office, I would have felt a responsibility to provide for people in public housing, just like I would for the fancy neighborhoods of Orlando.

The fact is that local law enforcement has an obligation, and if four more policemen are needed in a public housing Agency, I think we should be talking to the mayor about why we do not have them and why it takes a Federal program from Washington, with new and separate funding, to allocate for that, when in addition to that, they receive drug money from any myriad of Federal programs.

In my local experience, I am here to tell you that there is a number of pots that you can go to to get drug money, to fight drugs. The HIDA areas that are designated as high-drug intensity areas, they provide funding. The whole gamut of the COPS program, they provide additional law enforcement resources.

What I am saying is, it is a miscast for this Agency, in addition to doing the things that we have as a core obligation to do, that only we can do, to also be put into the law enforcement area, where we now have one more program to manage and where we are seeing monies being spent on things that I think, Senator, you would not approve of.

Senator CORZINE. Thank you.

Senator ALLARD. The Senator from Rhode Island.

Senator REED. Just quickly, I want to follow up on Senator Corzine's questions about the drug program.

But does that logic extend to your eviction programs? I mean, you evict people who use drugs. So, clearly, you feel responsibility in that sense.

Secretary MARTINEZ. That is a landlord responsibility, Senator.

Senator REED. I agree with you.

Secretary MARTINEZ. So I would hope that we have your support in that.

Senator REED. I agree with you. But that is something that you might decide to say, well, that is law enforcement. That is a landlord-tenant relationship and it is not HUD's province, et cetera. I support that initiative, actually.

Secretary MARTINEZ. And I do, too. I support it strongly. And I support, frankly, us doing things that will help us make our communities more drug-free. People that live in poverty should not be—they are the most vulnerable. We need to help them the most to see that we can get this drug issue out of their lives.

Senator REED. But you just said a moment ago that that is not HUD's role at all.

Secretary MARTINEZ. No. HUD's role—I am saying in terms of administering yet one more program that is focused on law enforcement activities, as is intended, by the way. It is focused on a whole lot of things.

Senator REED. It seems to me, Mr. Secretary, that the logic for your cancellation of this program is that it is abused, poorly managed at the local level, represents the misuse of Federal dollars.

But your solution is to essentially give $150 million extra to local communities to continue to do that, to say that if they want to run a gun buy-back program, which I think is absolutely a waste——

Secretary MARTINEZ. No.

Senator REED. Well, Mr. Secretary, that is what you have been saying all morning. You said they have the choice now.

Secretary MARTINEZ. I think the gun buy-back program is something that was outside the legal authority provided by Congress. And so, any time you have an expenditure in that vein, I do not think it is going to ever be something that we should be tolerating.

Senator REED. But that is the logic that you have used to eliminate this program. Rather than simply saying that the program was misused by certain local authorities and they should not be allowed to do that, but we continue the overall program. You seem to say that the program does not work.

Secretary MARTINEZ. It is a broader premise than that, Senator. It is about the focus of our Agency and where it should be.

And I understand—I think one positive thing is that we all seem to have a shared concern for making our public housing entities drug-free. And I think in that very positive note, we should all work together to see how we can make that be a reality.

Senator REED. No one here will argue with you, Mr. Secretary, on that point.

Senator ALLARD. I want to thank you. And I want to thank you, Mr. Secretary.

As Chairman, I look forward to working with you. I think, truly, you are trying to focus on those programs that HUD was originally designed to work on and that is to provide affordable housing, to help the poor and to help the disadvantaged.

I believe that you are trying to enhance local control. And I think that there is still an option there. You have not cut the dollars for drug programs. If a community has that need, they can meet it.

I am proud of the fact that you have a 7 percent budget increase at HUD, with the rest of the budget increasing 4 percent. There is a strong commitment from this Administration and from you to make this an accountable program that is result-oriented. I think that is key, a result-oriented program. I want to thank you for coming before the Committee. We need to move to the second panel.

Secretary MARTINEZ. If you would just indulge me for a moment.

Senator ALLARD. Yes.

Secretary MARTINEZ. And let me just say that, unfortunately, I think too much of our conversation today was focused on a small portion of what we are doing in this budget. There is a lot of exciting, good, positive things that are going on with this budget.

As you say, Government at large will grow at 4 percent. We are (HUD) at 6.7 percent increase. But we are also very focused on the whole issue of homeownership, bringing more homeownership to more Americans, particularly in our minority communities.

We have some exciting opportunities going on there. I believe, Senator, that as we better manage this Agency, as we become more accountable to what you want us to do, that we will be more effective in delivering these services to those in need.

So I am encouraged and excited and I appreciate your indulgence in allowing me to not only come and explain our budget, but also to have these last couple of minutes because I think there is good news and there is a lot of positive news.

And while there are some areas in which we feel that fiscal responsibility and proper management dictates that we do some things, I think, overall, this is an increase. It is a positive budget that will help many, many new American families taste the dream of homeownership or for those to whom that dream is not yet attainable, to be in safe and decent housing.

Thank you.

Senator ALLARD. Thank you, Mr. Secretary.

If the next panel would please come forward: Ms. Gaffney, Mr. Czerwinski, Ms. Glover, and Ms. Sard.

While the panel is coming forward, I would like to enter into the record written testimony from the Denver Housing Authority. The Denver Housing Authority is one of the most successful large housing authorities in the Nation and I value their input.

I would like to get started with the panel. Ms. Gaffney, you have been here before the Committee, and we always look forward to your testimony. We look forward to what you have to say today.

Mr. Czerwinski—welcome back—you will be next, and I thought we would then move to Ms. Glover and Ms. Sard. Please limit your testimony to 5 minutes apiece, if you would. We have to watch our time here. The Committee probably will not have an opportunity to ask as many questions as we would like, but we will rotate around for our questioning period.

I would like to get the Committee adjourned by 12:25 p.m., if we possibly can. Would you agree to that?

Senator REED. Surely.

Senator ALLARD. I would like to do that. There are only two of us now, so there is hope.

[Laughter.]

We will go ahead and start with you, Ms. Gaffney.

STATEMENT OF SUSAN GAFFNEY, INSPECTOR GENERAL U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Ms. GAFFNEY. Mr. Chairman, Senator Reed, thank you for inviting me here today. You asked me to talk about challenges at HUD from the IG's perspective. I have laid out three and I would like to summarize them for you.

First, we believe there is an absolutely critical need to tighten HUD's mission and to streamline its programs so that for once you give HUD an opportunity to function effectively.

This is not a new idea. You will remember that Henry Cisneros, back in—I think it was 1994—proposed a major streamlining restructuring of HUD programs.

You will also remember that that proposal got nowhere. It was overtaken by the Congress' delight with the idea of downsizing the HUD staff and leaving the programs pretty much intact.

There has been some progress in the intervening years. We have NAHASDA, which eliminated a lot of individual Indian housing programs.

We have the Quality Housing and Work Responsibility Act, which certainly represented a step forward in terms of consolidation within the public housing program.

But I do not think we have gone nearly far enough. And HUD's ability to administer programs is now seriously out of joint with the programs that HUD has to administer.

You need to consider not just eliminating programs. Not just consolidating programs. Consider devolution of responsibilities to other governmental entities. You need to consider things like, for instance, FHA and Ginnie Mae, who are nominally government corporations and whether there is not some opportunity for them to operate in fact like government corporations. That is kind of the fundamental need the OIG sees.

The second need is organizational; Secretary Martinez alluded to it. He is going to have to look at and probably make some changes in HUD's organizational structure. I do not think there is a right or wrong answer to how you organize anything.

The truth is, though, that right now, HUD is organized on a pretty extreme model of central authority and control. It is likely that, from what I have heard Mr. Martinez say, he will want to change that.

And I would say to you, that is going to be difficult and you should understand how difficult that is going to be in the context of what HUD has already been through in terms of reorganization.

The third major area of our concern is management issues. And I think you have seen in my testimony that we are very heartened that HUD has pointed out and said that they are going to address three major management problems.

We agree that those are three major management problems. Some progress has been made in each of them. But they are intractable problems. And it is going to take a whole lot of effort to get near solving them. Those three management problems that are highlighted in HUD's budget are, first, the mismatch between HUD's responsibilities and HUD's staffing.

I must be boring you because I have said the same thing for 8 years. But you know, I think there are people who think that, oh, well, if you do not have enough staff, you can just go out and hire contractors.

Contracting out is not an easy answer. And we are now to the point where we have contractors in HUD who are carrying out inherently governmental functions. And I doubt very much that that is limited to HUD. I think it is probably happening Government-wide. Someone needs to face up to that issue.

The second management issue in the budget is trying to do something about ensuring that rent subsidies that we pay are correct.

And I am heartened that HUD is now taking a broad approach, wanting to work with public housing authorities to make sure rent calculations are correct, rather than limiting our efforts just to income matching with Social Security and IRS data. I think a more collaborative approach is a better approach.

Finally, the budget talks about the problems with FHA—internal controls and systems.

And I have said this to you before. Fraud in the FHA single-family program is rampant, is expanding, is a disgrace, is victimizing the same people we are supposed to be helping with that program, and something has to be done about it. And I do not think it is that difficult. We just have to recognize it and mobilize ourselves.

My final comment is, if we do nothing else at HUD, there are two things that have to be done. First, we have to get staff in line with their responsibilities. We have to make sure we have the capability to administer the programs.

Second, we have to get the information systems in shape. They are 20, 30, 40 years old. I think you should ask HUD whether they have devoted enough money in their budget to do that.

At the end of the last Administration, they regrouped. I think they have an Information Technology organization now that could move forward. But it is a very serious deficiency that undermines everything HUD does.

Thank you.

Senator ALLARD. Mr. Czerwinski.

STATEMENT OF STANLEY J. CZERWINSKI
DIRECTOR, PHYSICAL INFRASTRUCTURE ISSUES
U.S. GENERAL ACCOUNTING OFFICE

Mr. CZERWINSKI. Thank you, Mr. Chairman.

Mr. Chairman, Mr. Reed, each of you individually requested GAO to look at HUD's budget. We got HUD's budget about 2 weeks ago. We have some preliminary observations to share with you today. There has been a lot of debate over whether HUD's budget is an increase or a decrease, and if so, how much?

And to be frank, plausible explanations can be made for each case. In addition, program recipients have been interested in how their programs are going to be affected.

My written statement discusses these issues. It also talks about HUD's management of the budget process. In the interest of time, I would like to focus today on the management issues, because I believe they have significant impact on resources, as that chart shows, Mr. Chairman, and how to use them.

As you pointed out, Mr. Chairman, unexpended balances is the key. Unexpended balances are funds not yet spent, either by HUD or the recipient. And these unused funds can be recaptured. That is, swept up by HUD and then reprogrammed, either to other programs or other recipients in the same program.

The information that HUD needs to do this is key. And then taking action on the information is the other important step.

As the chart to your right shows, results have already been significant. Three to four billion dollars in each of the last few years has been recaptured. But if you notice, the projection for this coming year is little or no recaptures. And this is even though, as we have talked about, there are still significant unexpended balances, with a rich vein of balances from past budgets and, frankly, there is gold in this budget, too. I want to point to one particular promising area, and that is Section 8.

The Section 8 program has an unexpended balance that carries over from year-to-year. This year's budget projects an obligated balance in Section 8 that will be $4.2 billion for a carry-over that is actually a legacy from the advanced appropriation that was established a few years ago.

This $4.2 billion is for contracts that are coming due during the first quarter of fiscal year 2003. HUD needs some money to fund these contracts in the first 3 months of fiscal year 2003, but two questions we think you should ask are: do we want to fund 15 months of contracts with this year's appropriation? And if we do, how much do we need to pay?

When you look at the chart showing HUD's total recaptures, what you see is primarily funds HUD has been sweeping up from Section 8 in the past. So then the question you may want to ask is: how much of those recaptures should go to fund the 15 month transition year?

The answer then determines how much extra money you will have in HUD's budget. And frankly, those recapture numbers can dwarf anything that we have talked about in overall proposed increases and decreases for this coming year.

HUD itself has made significant progress in looking at unexpended balances. They have identified targets of opportunity: the Section 8 program that I have just mentioned, both project-based and tenant-based. As Mr. Martinez mentioned, the unused vouchers are something that you want to be looking at.

We have also talked a lot about the housing Capital Fund. Significant unexpended balances also exist there.

In addition, there are two other programs that HUD has pointed to, and we think they are absolutely right to point to—Section 202 and Community Development Block Grants.

But the problem is that HUD does not know exactly how much is available in each of these program's unexpended balances and where it exactly is. Yet, that is what good management requires.

As I mentioned, Congress at times has come to HUD for excess balances. But it has not been done in a systematic way.

It is nice to have such a bank. But in a bank, you want to know how much is there and where it is. And we do not think HUD's mission is to be our bank.

The last few years, at our urging and that of Congress, HUD has begun to get a handle on its unexpended balances. But there have been starts and stops along the way.

This Administration has signaled its intent that unexpended balances are important to them. This budget matches that intent, but it also sends a mixed signal. For example, we have talked a lot about the Public Housing Capital Fund. As Secretary Martinez pointed out, the idea is to use unexpended balances to cushion cuts in that fund. There is a problem to this.

The cuts are uniform across the board. However, unexpended balances occur in some projects, some PHA's, and not others. Typically, when you find an unexpended balance, it is the first indicator of a management problem at that local level.

To remedy this, what HUD should consider doing is taking unexpended balances from those projects and PHA's that have them, yet may not be able to use them, and then distribute that excess to those who need them.

Excess balances also signal where HUD should be looking to help with management problems. Unfortunately, HUD lacks the detailed information to identify the PHA's, the projects, the plans, and the problems.

This is central to a request that we have just received from you, Mr. Chairman. We have a team looking at public housing management and, as you know, we plan to be reporting back to you later this year with our suggestions on how to help HUD improve PHA's management.

So, in conclusion, HUD is moving in the right direction. It knows the programs and the targets of opportunity for unexpended balances. It also, though, needs to go further and take advantage of those targets of opportunity.

I think this hearing is really important because it signals to HUD that the Congress is watching. In the past, oversight, typically has been looking at programs or dollars, but not both. This time you are looking at both programs and dollars. I think that is a very key step forward in the progress of managing this Agency, because I think that we will find that there are dollars in HUD's unexpended balances and these dollars can be used to serve the programs and the people who need them.

That concludes my statement. I would be glad to answer any questions you may have.

Senator ALLARD. Ms. Glover.

STATEMENT OF RENEE L. GLOVER EXECUTIVE DIRECTOR, ATLANTA HOUSING AUTHORITY AND PRESIDENT OF THE COUNCIL OF LARGE PUBLIC HOUSING AUTHORITIES

Ms. GLOVER. Thank you.

Chairman Allard, Ranking Member Reed, and the other distinguished Members of the Committee, I want to thank you for this opportunity to provide from the practitioner's point of view the Department of Housing and Urban Development budget for fiscal year 2002.

I have provided detailed written testimony which I am not going to read to you today because I know, first of all, you can read and it is a lot of detail and probably requires some study.

First, I wanted to extend on behalf of the Council of Large Public Housing Authorities and the other housing authorities around the country our hand of partnership to Secretary Mel Martinez and the other HUD officials, to Susan Gaffney and the Office of Inspector

General, and to the office of the General Accounting Office and to you, so that we can provide excellent housing. I think that for too long, we have been at odds with each other and I think if we can work together, we can get more done together.

Second, I want to extend the fact that we believe, and certainly in Atlanta, that the public housing program can be an excellent program without the stigma and the kind of debate that goes on probably in every locality.

I have a document with me today that features a number of our communities, and a number of our mixed-income communities where we have leveraged our public housing dollars on a leveraged basis of about 5:1.

And we are having a major impact in local communities and doing community building. But most importantly, with substantially improving the quality of life for the families.

We believe in the President's focus, and our own governor has focused very much on education. But place does matter and environments do matter. And excellent housing is a key part of any education strategy.

I want to also point out that in terms of what we have been doing in Atlanta, under the old PHMAP (HUD's assessment) system, the housing authority earned at the end of June 30, 1999, a perfect score of 100. And under the new, highly contested PHAS's system, we have earned a 90.5 percent score.

And we also are free of all outstanding audit findings of any sort, including the Inspector General, GAO, et cetera.

So I wanted to at least let you know that we are working very hard and achieving great results. And I think this is really true of so many of the agencies that are out there. But, unfortunately, most housing authorities get painted with the negative brush of a few offenders. And I think that is really reflected in the proposed HUD budget. So I want to share with you very quickly the perspective from a professional provider of affordable housing.

First of all, the public housing program serves about 3.2 million very low-income families, including a million elderly and disabled families, including veterans, and about 1.2 million children.

Most of these individuals earn well below 30 percent of area median income. The reason I point that out is that the families who are served by this program are not served by any other program that is out there, not the low-income housing tax credit program, not the private activity bonds, because, typically, the families earn somewhere between 50 and 80 percent of area median income.

The incomes of families we serve in the program, either through Section 8 or the public housing program, is well below the 30 percent of area median income.

In fact, the average income of public housing assisted families in Atlanta is equal to $8,600, about 13 percent of metro area median income, which for a family of four, is about $66,000.

As a result of the great prosperity that exists in the country, and certainly Atlanta has enjoyed it as well, we are experiencing a very high level of occupancy in the conventional residential multifamily rental market. It is somewhere between 95 and 97 percent, which leaves about 3 percent vacancies to provide housing opportunities for families.

In addition, the housing authority is at 99 percent occupancy, which leaves about 1 percent vacancy, which also shows the need. And we have already talked about the 5.4 million or so families who are paying in excess of 50 percent of their income for housing.

In simple terms, we believe that the commitment that has been made by the U.S. Government to the families and to housing authorities is that the families in the public housing and Section 8 programs will be able to pay 30 percent of their adjusted income—which means in some cases, families are paying as little as $50 a month for rent.

The differential, that is the difference between the cost to operate and maintain and make capital improvements, will be made up by the funding from HUD, either through the operating subsidy or the Capital Fund.

The level of rent charged by the housing authorities is set by Congress and by HUD's regulations. Housing authorities cannot levy taxes. We cannot raise rents. We cannot do financing against net operating income because there is none. We cannot establish or maintain capital reserves under HUD's regulations.

So this discussion is critically important because the fact of the matter is that if Congress does not appropriate adequate funding, we do not have the necessary resources to do what we need to do to provide excellent housing to working poor families, the elderly and disabled.

In addition, from our perspective, there is about a $1 billion cut proposed in the fiscal year 2002 budget. There is $700 million of Capital Fund cuts proposed and the total elimination of the Drug Elimination Grant Program of $310 million. In addition, housing authorities across the country——

Senator ALLARD. Excuse me. Can you summarize your statement here so that we can move on.

Ms. GLOVER. Okay. Let me just do this very quickly.

Senator ALLARD. Okay.

Ms. GLOVER. There has been discussion about the $150 million of drug elimination money that is being made available for operating subsidy purposes.

The fact of the matter is that there is about $300 to $400 million of excess utility costs. There is not an adjustment at the end of the year to account for or absorb these excess costs.

So notwithstanding that the $150 million has been proposed as a choice available for housing authorities to do something to combat drugs in their communities, the reality is that those dollars will more likely than not be used to cover the shortfall in utilities.

There is no adjustment at the end of the year, so if you guess wrong against utility rates, that is a direct hit to the operating subsidy—monies needed to operate and maintain the properties.

In addition, in terms of the obligation and expenditure of the Capital Funds, we believe, in Atlanta, all of our dollars are being obligated and expended within the permitted timetable.

The proposed cuts to the Capital Fund will result in a $5 to $6 million cut to our Capital Fund, which will in fact put us in a position where we would have to make a choice about which roofs get fixed and which do not. That is just the reality of it.

There is no reallocation by HUD of the unobligated or unexpended dollars to agencies who can get their monies obligated and expended timely. The only thing I think there is agreement about is that no system should be so complex that there is this wide a difference in terms of understanding how much unobligated money is out there.

In terms of the Drug Elimination Grant Program, I think it is a classic case of if it ain't broke, don't fix it.

What I mean is that if there are abuses of the program, then I think those particular abuses should be addressed. The Drug Elimination Grant Program is not law enforcement. It is enhancement of law enforcement and good property management because, by doing the kind of additional security, working with the law enforcement agencies, it allows local housing authorities to do the evictions under the one strike and you are out. It allows us to get the criminal trespassers and the loiterers off of our properties, to do lighting, fencing, gating, and et cetera.

There are a number of police officers here today from Boston, Philadelphia, Washington, DC, to support the program because it does work. And I think the cities are working with the housing authorities. But it is a matter of again not being able to pass increased costs for security improvements on because we cannot raise rents. And I see that I am getting the high sign.

Senator ALLARD. We are going to put your full statement in the record. If you could just briefly summarize, please.

Ms. GLOVER. What I would like to summarize and say is the program can be excellent. The monies are needed. I think if there are abuses or issues, that the solution to those abuses should not be eliminating the monies, but directing the focus and concern of HUD's technical assistance to those areas. If there are excess unobligated monies, reallocate them to agencies that can obligate and spend the monies timely.

And I hope that the Senators and Congress and the U.S. Government will continue to support the public housing assisted and Section 8 programs. They are critically needed. They can be excellent. But it takes resources to run those programs.

Thank you.

Senator ALLARD. Thank you, Ms. Glover.

Ms. Sard.

STATEMENT OF BARBARA SARD DIRECTOR OF HOUSING POLICY CENTER ON BUDGET AND POLICY PRIORITIES

Ms. SARD. Thank you, Senators Allard and Reed, for having this hearing today. I will try to be brief, having the slight honor of being the last speaker.

Despite the strong economy during much of the 1990's, as of 1999, there still were 4.9 million households that are renters, that have very low incomes, and that pay more than half their income for housing or live in severely substandard housing. Indeed, one sixth of all households in the United States are renters that have moderate or severe housing problems—one sixth.

Relatively few of these families will benefit from the Administration's home ownership initiatives, as praiseworthy as those may be.

Many people do not want to own a home, at least at this particular stage in their lives. Maybe later, not today. And for many others, they may want to, but it is not financially feasible. Their need is rental housing.

We have heard a lot about how rising tides will lift all boats and that if everyone just goes to work, their housing problems will be solved. Unfortunately, that is not true. Many of the households with the greatest need for assisted housing are elderly or disabled. And most of the others are in fact working. Eighty percent of the nonelderly, nondisabled households with worst-case needs were working in 1999.

Some of the studies of welfare reform throw some light on why earnings are not sufficient to render housing affordable. Typically, those studies show that families earn about $3,500 per quarter. Even if they worked full-time year-round, which is unlikely, that would mean $14,000 a year.

For the average two-bedroom apartment in the United States, if your income is $14,000 a year, you must pay more than 50 percent of your income for rent. In fact, a family needs $25,000 per year to be able to afford average rental housing in this country. And in the areas where you gentlemen are from, they need more.

So to make housing affordable, more families simply need housing vouchers. For more than three-fourths of the families with worst-case needs, their only problem is housing affordability. They could use a voucher where they are, and their housing problem would be solved.

A growing number of studies of welfare reform show that having affordable housing enhances the effectiveness of welfare reform efforts, helps families go to work, helps them earn more, and responds to what the Senator said at the beginning about measuring HUD's programs in terms of how they increase self-sufficiency.

But in addition to vouchers, we also need new major investments to produce more housing, new construction as well as rehabilitation. Vacancy rates are too low in many areas for what is considered a healthy housing market.

In Denver, there were two recent studies showing that in the city, the vacancy rate was only 4.7 percent, leading to an increase of more than 8 percent in the last year alone in rents. And outside of metropolitan Denver, the vacancy rate had fallen to 3.2 percent. With such tight markets, rents are bound to rise—basic law of supply and demand.

In addition, the market tightness has reduced the number of units available to families with vouchers, and it has been a particular problem in suburbs where jobs are growing. So, again, these housing problems tie together with self-sufficiency.

Turning to the HUD budget, the Administration's only proposal that is directed at improving the situation of very low-income renters is the proposed increase of 33,700 vouchers.

Now, we support that. We think that that is an important, positive step. But it simply does not go far enough in terms of the unmet needs. It is less than 40 percent of the 87,000 voucher increase that we saw last year. My written testimony explains that in more detail.

The proposed increase of $2.2 billion to renew expiring Section 8 contracts is something of a mirage. It looks good until one looks at it closely. And then it disappears.

No additional families are aided by that $2.2 billion increase. Indeed, it looks to us like the budget under-estimates the dollars needed for full renewal because it is counting on taking $640 million away from housing agencies that have been part of their reserves in order to meet the renewal needs.

Now the reserves is a complicated issue. But the short story is that agencies are funded based on their former year's costs. If their costs go up, they need to draw on reserves.

I am told that in Denver, the Agency has had to already use all 2 months of its reserve and cut its program as a result. And so, this renewal budget, while it says it is full renewal, we are very concerned that is only on paper and the budget will in fact create a reduction in the number of families with housing vouchers.

In this era of budget surpluses, we can and should help provide more families with decent, affordable housing that they simply cannot obtain on the private market. A greater share of households with worst-case housing needs is working than ever before, but their earnings are not sufficient to enable them to obtain decent housing.

Lack of affordable housing may lessen the success of welfare reform by making it more difficult for families to obtain and retain employment.

If we really want to leave no child behind, as the President has urged, we should increase our investment in low-income housing substantially, through production and rehabilitation of rental housing and additional housing vouchers.

Thank you.

Senator ALLARD. Thank you very much for your testimony.

If it is all right with the Ranking Member, I thought we would give each of us 5 minutes and then wrap it up.

Senator REED. Sure.

Senator ALLARD. Mr. Czerwinski, what is the history of HUD's budget increases from 1998 to the present?

Mr. CZERWINSKI. There has been a steady increase in the budget over that time.

Senator ALLARD. A steady increase in the amount of increases, or every year we have had increases?

Mr. CZERWINSKI. Over all that time, there has been an increase. I think there was 1 year that there was a dip. But overall, it has been increasing.

Senator ALLARD. Do you have an average in mind?

Mr. CZERWINSKI. I think we are talking about in the single digits per year.

Senator ALLARD. Six, seven percent, something like that?

Mr. CZERWINSKI. That is a fair number.

Senator ALLARD. And is the proposed HUD budget an increase or a decrease?

Mr. CZERWINSKI. It depends on how you look at it. You can get increases or decreases, depending on the assumptions. And I would want to go back to the point that I made in my statement. We are arguing over maybe—it may sound odd—a relatively small number, like a billion or two here or there. The point is that, we have much more than a billion or two sitting out there in the unexpended balances. And that is what I would urge you to look at.

Senator ALLARD. Now in actual dollars, without adjustments from year-to-year, is there an increase in spending?

Mr. CZERWINSKI. There is an increase in requested budget authority. I do not know that you want to go down this road, though.

Senator ALLARD. Okay.

Mr. CZERWINSKI. Because we will start getting into all of these appropriation and budgeting terms. There has been an increase in requested discretionary budget authority. Then you have to look at the assumptions behind the request. A point that I tried to make in my statement is that it really is in the eye of the beholder.

Senator ALLARD. Okay. That explains some of the arguments that we are having.

Senator REED. That is right.

[Laughter.]

Mr. CZERWINSKI. And I do not want to be in the middle.

[Laughter.]

Senator ALLARD. Would you please explain to the Committee how much unexpended money there is at HUD and why?

Mr. CZERWINSKI. Sure. I do not mind getting in the middle of that one.

Senator ALLARD. Okay.

Mr. CZERWINSKI. There is approximately $100 billion of unexpended funds at HUD. And the reason for this is that HUD gets a very large share of its money in no-year appropriations, which means it can carry over from 1 year to the next.

These monies are usually tied to a lot of long-term obligations—let's take the Section 8 program for an example—the contracts can be up to 30, 40 years. Those obligations are then tied to assumptions that we make about what is going to happen in the future.

HUD has made assumptions about what rents are going to cost. As they should, they have been cautious, and assume things would maybe cost little more than they sometimes turn out. And that is prudent. What needs to be done, though, is HUD should periodically revisit these assumptions, comparing them with actual costs, and sweeping out the difference. That has not been done routinely.

Senator ALLARD. That is what we were having you do here with your report.

Mr. CZERWINSKI. Absolutely.

Senator ALLARD. You reported $12 billion in unobligated funds.

Mr. CZERWINSKI. That is unobligated at HUD. That is the small wedge on the chart to your right. That is not to say that all of that is recapturable.

You have to look at those on a case-by-case basis. That requires the information systems we have talked about. In addition, the bigger piece of the pie, the $96 billion, that is obligated by HUD. But then you have to look at, whether the recipients have obligated that money or not. If it is unobligated, then you have to think about why, how long, what purposes, what plans? And again, that becomes a case-by-case basis.

HUD has done a very good job of identifying the programs to look at. Section 8, both project- and tenant-based. Housing Capital

Fund, CDBG, and Section 202. Those are the greatest targets of opportunity. What HUD has not done as well, though, is give you the detailed information that you need to make decisions about what you want to recapture, what you want to reprogram, how much you have, and where.

Senator ALLARD. What should the Agency do about the unobligated dollars?

Mr. CZERWINSKI. The Agency needs to essentially integrate their budgeting, their planning, and their program management processes, so that they have information about the unexpended balances: the reasons why those balances are there, the causes at the programmatic levels so that they can help recipients who are not spending their funds. A lot of times, unspent money is an indicator of a local capacity problem.

They then have to take that information and money and put them back in the planning process, and reprioritize.

Senator ALLARD. What can the Congress do about it?

Mr. CZERWINSKI. Well, the Congress can do what you did last fall when you held your hearing on HUD's management. Also, exactly what you are doing today: zeroing in on a key piece of HUD's management. And what you have talked about doing with us in the future: HUD's priorities and how they are going to try to achieve them. The oversight that you are exercising is probably the most important thing.

The second thing that the Congress can do is once it gets the information it needs, you have to make some hard decisions as to what you want to do with that money.

Senator ALLARD. The Senator from Rhode Island.

Senator REED. Thank you very much, Mr. Chairman.

Mr. Czerwinski, let me follow up. When you calculated the unobligated funds, your assumptions were no increase—I am asking. This is not a conclusion. Did you assume no increase in the number of people being served in the Section 8 program, a constant total?

Mr. CZERWINSKI. Actually, when we calculated that chart, we only looked back and we saw how much already was there. That is what is sitting there right now. That number is as of the end of fiscal year 2000. So we did not have to make any assumptions at all.

Senator REED. But why is it unobligated, then? Let me ask a very simple and maybe naive question.

Mr. CZERWINSKI. The reason why it is unobligated, ties into the multiyear and no-year appropriations HUD receives and the nature of the programs that HUD runs.

Senator REED. So as you look forward, and as HUD looks forward, they have this pile of money.

Mr. CZERWINSKI. Yes.

Senator REED. But as they look forward, are they preparing, or are you preparing for an increase in the number of people served, or expecting that the population will stay constant and the costs will go up on a certain slope?

Mr. CZERWINSKI. The question you ask is a very good one. It is actually at the heart of what HUD needs to do as it goes to the next step that we have been talking about.

They need to look at what the true needs are, which assumes a projection of what is going to happen. Then they have to say, given those needs, what is prudent, what is cautious, what do I need to set aside? That will then use up some of the expended balances. Once they have done that, they then need to say, and here's the rest that I have left over.

Senator REED. But your conclusion is that they do not have the management tools yet to make those fine judgments. Is that fair?

Mr. CZERWINSKI. Yes.

Senator REED. But there is at least a theoretical possibility that all of those unobligated funds can and will be used to fund Section 8 vouchers in a reasonable, prudent and efficient way.

Mr. CZERWINSKI. In the terms of Section 8 vouchers, the way that would play out——

Senator REED. Or project-based Section 8.

Mr. CZERWINSKI. Either one is a good example. The way that would play out is—let's take the vouchers. That is probably a simpler example. The way that would play out is that you would see an increased number of vouchers that you could fund.

Senator REED. Going back to Ms. Sard and I think Ms. Glover, what it also says is that the demand seems to be out there. I mean, there are lots of people.

Mr. CZERWINSKI. Absolutely. And I am really glad you made that connection. Actually, when Ms. Sard was talking, I was thinking about that very point.

There are tremendous unmet needs. We have all agreed to that. And that is the shame of it: we have some resources that our process has allowed to be essentially set aside. And it is time to bring them out and make our decisions.

We may decide to take that money, as has often been done in the past, and use it for a different purpose. Or it may be that the decision is made to apply it to housing. That goes back to the heart of the question that you are asking.

Senator REED. It does, and that is a decision that we have to make. But actually, I do not think, and I do not want to put words in your mouth, that you want to leave the impression that there is this pile of money sitting at HUD that never can be used, that never will be used, that serves no purpose other than just cluttering up their offices. I mean, frankly——

Mr. CZERWINSKI. HUD is not getting rich on this.

Senator REED. Down the line, we could make or they could make the policy decision that they have identified excesses in certain cases and they could apply those excesses to increased vouchers, increased projects, to meet their core mission, which is to house America.

Mr. CZERWINSKI. Yes, exactly. And if you go back to the chart that we showed, that HUD already has been doing that to a certain extent. Our point is that is a great first step. But it has to become part of their routine process, and they need to continue and do it even more.

Senator REED. Fine. And I think your analysis, as always, has been very helpful.

Ms. Glover, thank you for your testimony. As always, it is been very well presented. And I want to thank the police officers for joining us today. I feel very secure.

[Laughter.]

You indicated that the effect of this cut on your capital expenditures is that you will actually lose money this year. Is that correct? Did I hear you correctly?

Ms. GLOVER. For fiscal year 2002, we will lose about $5 to $6 million, period.

Senator REED. Now the other issue that I went back and forth on with the Secretary is, if, through some magical recalculation of the budget, we are able to offer you more money, could you use that effectively for capital expenditures?

Ms. GLOVER. Absolutely.

Senator REED. What is your backlog down there?

Ms. GLOVER. We have about a $250 million backlog.

Senator REED. And that is roofs and windows and all sorts——

Ms. GLOVER. All of the things. We conducted a so-called "physical needs assessment" of the entire stock.

Now we have been wearing away at it. When I started in 1994, we had about a half-billion dollar backlog. We are working through that backlog now.

Senator ALLARD. Have you submitted that request to HUD?

Ms. GLOVER. What, for the $250 million?

Senator ALLARD. What you are talking about, the backlog. Is that a request that you have made to HUD?

Ms. GLOVER. Well, HUD is aware of the overall physical needs assessment. And in fact, I think all of the agencies have rolled that information in, which ties into that overall $22 billion accrued backlog, if you will.

Senator REED. Let me, Ms. Gaffney, address a question to you. I think I heard the Secretary basically conclude his justification for the elimination of the Drug Elimination Grant Program is that HUD should not be involved in law enforcement activities. Would you say that Operation Safe Home is a law enforcement activity?

Ms. GAFFNEY. The part of Operation Safe Home that deals with drug trafficking and violent crime is absolutely law enforcement.

Senator REED. So the Secretary seems to be saying, on the one hand, when it comes to drug elimination grants, which I tend to be sympathetic to Ms. Glover's characterization as really a complement to law enforcement, should be eliminated because they are not part of the HUD mission.

But when it comes to the Operation Safe Home Program, for which I understand there is $10 million specially set-aside from the operation budget for, that law enforcement mission should be pursued. If I am right, we are either wrong on one count or wrong on the other count.

Ms. GAFFNEY. They actually are two different functions.

Could I clarify one thing, though, about drug elimination grants? And if I am wrong about this, Renee will be able to tell me.

The last time I looked at the allocation of funds under the Drug Elimination Grant Program, almost 50 percent of the funds were not at all related to law enforcement. They were related to drug treatment, prevention—and that is just a point of clarification I would like to make in this discussion.

Senator REED. Well, I appreciate that, Ms. Gaffney, because it tends to undercut the Secretary's characterization of it as a law enforcement program.

Ms. GAFFNEY. Well, I am not trying to argue one way or another. I am just trying to state the facts.

Senator REED. Thank you.

Ms. GAFFNEY. And with respect to the difference between Safe Home and the law enforcement purposes of drug elimination, as Renee said, typically, the drug elimination grant funds are being used for supplemental community policing, for additional security with local law enforcement.

Operation Safe Home is geared to working with Federal and local law enforcement on discrete criminal investigations.

Senator REED. Well, you can see my confusion here.

Ms. GAFFNEY. Yes.

Senator REED. Thank you, Ms. Gaffney.

Senator ALLARD. Very good. I want to thank the panel. I want to thank the Ranking Member for his cooperation.

Before we adjourn, I would like to note that the record will remain open for 10 days, should other Members wish to submit statements or questions for the witnesses.

I would appreciate it if the witnesses would respond within 10 days of receiving questions.

With that, again, thank you for your testimony. We very much appreciate it. It was a good hearing. We stand adjourned.

[Whereupon, at 12:30 p.m., the hearing was adjourned.]

[Prepared statements, response to written questions, and additional material supplied for the record follow:]

PREPARED STATEMENT OF SENATOR JACK REED

Senator Reed, Mr. Chairman, I rise today to discuss an issue of critical importance to our Nation; the housing crisis in America. Despite the economic prosperity that our country has experienced, many Americans are still struggling with the lack of safe and affordable housing. The economic surge that our country has undergone has had the unintended effect of tightening up housing markets and driving up rents, and unfortunately, wages have not been keeping up. As a result, the number of affordable apartments has dramatically declined in many communities.

In my home State of Rhode Island, a recent National Low Income Housing Coalition report estimated that the average rent for a two-bedroom apartment in Rhode Island was at least $638 a month. Forty-six percent of Rhode Islanders are unable to afford this rent without spending over 30 percent of their income on housing. In terms of homeownership, the average sales price of a home went up by $24,000 between 1999 and 2000. In the same period, the number of houses on the market decreased by over 50 percent, and only 25 percent of these homes were affordable to low-income families.

However, this housing affordability crisis affects citizens all over the Nation, not just in New England. The latest HUD worst case housing needs study indicates that there are over 4.9 million very low-income Americans who pay more than 50 percent of their income for rent. In addition, a more expansive study done by the National Housing Conference, the mortgage bankers, and others shows that 14 percent or 13.7 million American families have worst case housing needs. Ten million of these people are elderly or work full or part-time.

Unfortunately, the President's budget proposal ignores this reality. Although the Administration claims that the HUD budget is being increased by 7 percent, upon closer examination, this does not appear to be true. Once you remove the approximately $4 billion increase in budget authority for renewal of Section 8 rental contracts, the President's budget actually cuts housing programs by $1.7 billion or 6 percent. If you factor in inflation, the budget cuts housing programs by $2.2 billion, which is an 8 percent real spending decrease compared to last year.

These general conclusions appear to be confirmed by the specifics. First, there is an $859 million net cut for public housing—which is not even listed as a core HUD program in the budget. Next, the $310 million cut in the Public Housing Drug Elimination Program (PHDEP), a flexible, community-based program that has been helping local housing agencies develop comprehensive anticrime and antidrug strategies. Finally, there has been a cut in Section 8 reserves by $640 million—from 2 months to 1 month), and a cut in Section 8 housing vouchers of $358 million (49,000 incremental, 8,000 disabled, and 10,000 tenant protection vouchers.

At a time of record budget surpluses, we should be increasing funding for affordable housing programs and community development, not cutting them. In addition, we should be creating a housing production program that helps build new affordable housing. As more and more communities are realizing, vouchers only work if there are apartments to use them on.

Many of us also believe that the expansion of homeownership opportunities represents one of the best possible opportunities for disadvantaged groups to build family wealth and economic security. As a result, I plan to reintroduce the homeownership tax credit bill I introduced last Congress. I believe that the tax code is one of the most effective tools we have to stimulate an increase in homeownership. My bill would provide a tax credit to lenders extending low- or zero-interest second mortgages to lower income families—helping to make homeownership a reality for about 500,000 new families over 10 years. I am glad that the President has also shown interest in a type of homeownership tax credit. However, President Bush's proposal appears to go only to certain low-income communities for building or rehabilitating homes, while my bill is targeted at helping low-income families live wherever they would like to live. That being said, these approaches could prove in many ways to be complementary in expanding homeownership for low-income families.

We also need to solve our homelessness problem. This winter in Rhode Island, nearly three thousand people had to sleep on the floor of a homeless facility because there were not enough beds. Congress passed the McKinney-Vento Homeless Assistance Act to deal with the "crisis" of homelessness. Instead, we have come to realize that McKinney funding is being used to provide a safety net not only for those who are homeless, but also for those not being adequately served by mainstream housing and social programs. Within the next few weeks, I plan to introduce legislation that will reauthorize the McKinney-Vento Act, increase funding for HUD's homelessness programs, set aside a substantial amount of money for the creation of permanent housing for the disabled homeless, and realign the incentives behind our HUD's homelessness programs. We should be trying to prevent and end homelessness, not institutionalizing it.

I also would like to commend the Administration for increasing funding for HUD's Office of Lead Hazard Control by $10 million. Nonetheless, much more needs to be done. I, and a number of my colleagues, believe that this number should be much higher. No family in this country should be forced to live in housing that can cause permanent brain damage to their children.

Finally, we also need to deal with some of the economic issues that are making it difficult for people to obtain safe and affordable housing. Most workers earning the minimum wage do not earn enough working 40 hours a week, 52 weeks a year, to pay for adequate housing. Unless they are lucky enough to be in some type of subsidized housing program, most minimum wage workers must pay almost all of their $10,700 a year income toward their rent. Job training, day care, and health care are also part of the solution to the housing affordability crisis.

However, policies in all of these areas are going to be dramatically impacted by the President's tax cut proposal. Thus, I hope that today's testimony will help everyone here reflect on how a better balance might be achieved between tax relief and providing appropriate funding for the provision of decent, safe and affordable housing for some of our country's most vulnerable citizens.

PREPARED STATEMENT OF SENATOR MICHAEL B. ENZI

Thank you, Mr. Chairman, for conducting this hearing today to discuss the U.S. Department of Housing and Urban Development's Program, Budget, and Management Priorities for Fiscal Year 2002. I want to welcome Secretary Martinez to the Subcommittee as well as the other witnesses. Secretary Martinez's commitment to housing and community development has created a network of people nationwide that is excited and knowledgeable about these public policy issues. I am heartened that this excitement and knowledge will continue to encourage community leaders nationwide to find solutions to their housing and community development needs.

Homeownership is often portrayed as an integral part of the "American Dream." Raising the homeownership rate is the goal and desire of most community leaders and social activists in this country. As an economic indicator, the housing market component impacts many sectors of the economy. Homeownership can improve the economy by making citizens self-sufficient and more stable. Homeownership rates have increased nationally over the past couple of years. Industry sources predict the market to continue to grow, though slowed somewhat by decreased demand. Increases in housing sales coupled with the high rate of homeownership point to a healthy outlook for the U.S. housing industry.

I believe the HUD fiscal year 2002 budget is a perfect example of President Bush's goals in proposing a compassionate yet responsible budget for the U.S. Department of Housing and Urban Development. On one hand, the budget provides approximately $2 billion in additional funding to promote homeownership among low-income and minority families, to expand the number of families served by HUD's rental subsidy programs, and to cover increased costs of HUD's existing housing programs. At the same time, the budget emphasizes responsibility by slowing the overall growth in HUD's spending, minimizing the number of new initiatives that undermine HUD's capacity to administer its core programs and taking steps to improve the efficiency of HUD's existing programs. I support the President's housing and community development public policy goals in the fiscal year 2002 budget which shift the focus of HUD to providing affordable housing and promoting community and economic development.

In my home State of Wyoming, approximately 70 percent of the population own homes, ranking Wyoming 22nd among the 50 States. Nevertheless, rural States need better assistance in establishing homeownership opportunities for their constituents. I support the President's initiative to promote homeownership opportunities by proposing a $1.7 billion tax credit that will support the rehabilitation or new construction of an estimated 100,000 homes of purchase by low-income households over a 5 year period and the $200 million to provide homeownership down payment assistance to 130,000 low-income, first-time homebuyers. These programmatic increases will assist Wyomingites in creating strong communities and sustaining economic growth in my home State. In addition, I support the elimination of $25 million for Rural Housing and Economic Development because I agree that the U.S. Department of Agriculture should be designated as the primary Agency to administer rural housing needs. This Agency consolidation will allow USDA to better administer housing dollars to rural areas like Wyoming.

Some States have begun housing and community development policy reforms on their own admission. Because Wyoming does not have one single State housing Agency, Wyomingites have mobilized their initiatives in order to ensure greater homeownership in my State. For example, HUD, the Wyoming Community Development Association, Habitat for Humanity, Housing Partners Incorporated, Fannie Mae, and the Bureau of Indian Affairs have come together to create an Indian Housing Coordinating Committee in order to facilitate better access to affordable housing for the Arapaho and Shoshone tribes on the Wind River Indian Reservation. With this strong partnership at the local level, Wyomingites will be able to better access both private and Government dollars to ensure an increase of affordable housing and community and economic development in our State. I believe that HUD's fiscal year 2002 budget ensures these consumers, organizations, and manufacturers alike would enjoy reforms that call for an increase of safe and affordable housing nationwide, especially for the more rural areas of our country like Wyoming.

I am concerned about the effects of fraud, waste and abuse at HUD. I have had a keen interest in the measurable progress of management reforms in all Federal agencies since I came to Washington in 1997. I have conducted Agency visits at the Occupational Safety and Health Administration, the U.S. Forest Service, Small Business Administration, Internal Revenue Service, and Federal Deposit Insurance Corporation to discuss each Agency's implementation of the Government Performance and Results Act (GPRA). I would welcome the opportunity to come to HUD to begin these GPRA discussions with you, Secretary Martinez. I believe GPRA's accountability and strategic planning measures assist Federal agencies in effectively and efficiently accomplishing their missions—to serve the American people.

In closing, I support HUD's fiscal year 2002 budget. Thank you, Secretary Martinez, and the other witnesses for taking time out of your busy schedules to meet with us today. I definitely look forward to further discussing housing and community development issues with each of you and your staff in the months to come.

PREPARED STATEMENT OF SENATOR JON CORZINE

Chairman Allard, I want to thank both you and Senator Reed for holding this hearing this morning and I also want to welcome and thank the witnesses who are here today to testify before the Committee, most notably HUD Secretary Martinez. Welcome.

As many know, the Department of Housing and Urban Development was an Agency once considered to be terminally ill. It had been a poster child for mismanagement, abuse and scandal, and it struggled mightily to meet its important mission of providing decent, safe, affordable housing to all Americans and the economic development and revitalization of American communities. But today, HUD has begun to improve. HUD has sought to transform itself to more closely resemble the Agency that President Kennedy, who upon establishing HUD in the 1960's envisioned would *provide a focal point for thought and innovation and imagination about the problems of our cities.*

With the help of Congress and the Clinton Administration, HUD has sought to restore its credibility by remaining singularly focused on improving services for the poor, low-income and working-class families, the disabled and senior citizens. It has transformed itself by launching new-market initiatives; integrating lower-income communities into the free market and creating renewal initiatives that spur private sector investment in both urban and rural communities. HUD has also helped America reach its highest homeownership rate ever—67.7 percent—and in the process helped African-American and Latino households attain record levels of homeownership.

There is a great deal of work to do, administrative oversight, management issues and incidences of fraud—most notably in the FHA 203(k) program and in the Officer and Teacher Next Door Program have made recent news. But I personally believe that, overall, HUD has begun to turn the corner. But I fear now that we may be reverting back to the type of policy and budget making decisions which led HUD to its ineffectiveness back in the 1980's. A period when the Agency, and its resources, where used as spare parts to fund other priorities of those administrations.

The fiscal year 2002 HUD budget—while conservative—is totally lacking in compassion and will do harm to 2.8 million low-income American families. While I have problems with several elements contained in this budget, including the cut to what I believe is an underfunded Capital Fund, what I find most disconcerting is the plan to eliminate the Public Housing Drug Elimination Program (PHDEP).

This program has provided much-needed resources to bolster safety in public housing through crime prevention, law enforcement, security, intervention programs, resident patrols, treatment and other related activities. Last week, I visited a housing authority in Atlantic City and heard, and more importantly witnessed, why we must not allow this program to be eliminated. The Drug Elimination Program has worked—and it has helped change the quality of life for the residents of our Nation's public housing.

To that end, I plan on introducing a resolution to Congress that will seek to keep the Drug Elimination Program fully funded. This program has historically been supported in a bipartisan manner and I feel strongly that we as a Congress must affirm our commitment to reducing crime and drug use and ensure that public housing residents and their children are not left behind.

Mr. Secretary, the cuts to the Capital Fund and elimination of the Drug Elimination Program will cost my State of New Jersey $32 million dollars. And they will adversely affect 80 housing agencies, 45,235 public housing units and 110,000 low-income and elderly households that rely upon them. These cuts are flat-out wrong. I urge you to revisit these flawed elements of your budget plan and continue the work of restoring the credibility of this agency.

I thank you, Mr. Chairman.

PREPARED STATEMENT OF SENATOR PAUL S. SARBANES

I want to start by saying how much I appreciate the effort made by Senator Reed to have this hearing scheduled as soon as possible, and I want to thank Senator Allard for his cooperation in this effort. I also welcome back Secretary Martinez and thank him for appearing.

The HUD budget has to be understood in the broader context of the overall housing needs in this country. A HUD study found that almost 5 million very low-income American households have worst-case needs. This means 5 million families pay over half of their income in rent or live in severely substandard housing. A more comprehensive study shows that almost 14 million families, or 14 percent of all American households, actually have worst-case needs. This number includes 10 million working, elderly, or disabled families.

In this era of great prosperity, when we in Congress are debating how to use a projected surplus of trillions of dollars, it is a national disgrace that this many families, including working families, are unable to afford decent and safe housing.

This is not an academic concern. These families live in constant fear of homelessness. They are often forced to move from one apartment to another, or to move in with a relative. These temporary arrangements undermine the ability of their children to get a good education, or their own efforts to get job training and take advantage of new opportunities. Affordable housing in a safe neighborhood is the first step we must take to help people achieve economic and social self-sufficiency.

Looking at the HUD budget through the eyes of these 14 million households makes it clear that the Administration's proposal is sorely inadequate. The proposal for fiscal year 2002 cuts almost all the core HUD programs. As we can see in the charts, public housing is down; the Drug Elimination Program is terminated; new housing vouchers are down; disabled vouchers are eliminated altogether; the HOME formula grant is cut. I want to spend a moment to discuss the 25 percent cut to the Public Housing Capital Fund. The Capital Fund pays to modernize and make needed repairs to public housing.

HUD defends this cut by saying there are unexpended balances in the Capital Fund. *HUD's own data* show that Capital Funds are being spent well within the legal time frames established in the bipartisan public housing bill in 1998.

The Government has an obligation to ensure that Federally assisted housing is not left to deteriorate and fall into disrepair. This cut guarantees that some public housing residents will live in housing that is unfit. The impact of this cut will be real and direct and felt by residents of public housing.

For example, the housing authority in Washington County, MD has written me to say that, if the cut goes through, he will have to shelve plans to install heat pumps for elderly housing residents. Heat pumps would both save energy costs, and provide needed air conditioning relief to elderly housing residents who have respiratory problems.

I am also surprised by and strongly opposed to the proposed termination of the Public Housing Drug Elimination Program. This program provides needed funds for police and safety officers and activities for drug prevention such as after-school and mentoring programs. We have a number of police officers from Baltimore City here today, and I want to thank them and the other officers for coming to today's hearing to show their support for this program.

The budget states that the Drug Elimination Program is unnecessary because it is duplicative. However, HUD's own web page says that these funds support a number of critical programs that empower residents to turn the tide against drugs and drug-related crime in their own communities. This cut would mean that housing authority police officers would be laid off, after-school centers shut down, and safety improvements left unmade. Making public housing safe is indeed within the mission of HUD, and part of our obligation in providing housing to families in need. There are other proposed cuts that concern me, cuts such as the termination of the Rural Housing and Economic Development Program, the reduction of HOME formula grants by $200 million and the cut in new Section 8 vouchers and in reserves, which could lead to the reduction in the number of families receiving assistance.

I believe that we need to do more, and that we can do more. At a time when many people have prospered in the growing economy, too many have been left out of the boom. We have an obligation to make sure that they are not left out of the Federal budget as well.

PREPARED STATEMENT OF MEL MARTINEZ

SECRETARY, U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

APRIL 25, 2001

Chairman Allard, Ranking Member Reed, and distinguished Members of the Committee, thank you for this opportunity to discuss the Department of Housing and Urban Development's budget for fiscal year 2002.

I am both humbled and energized by the challenges that face us, in this Department and this Nation, as we work to improve housing and expand opportunities for families seeking to move ahead. President Bush and I are committed to restoring the confidence of the Congress the Department's constituents, and the American people in the operation of this Agency.

This budget is the first step toward restoring that confidence. It is a compassionate and responsible budget that will allow us to serve people more effectively, empowering individuals and communities across this great land. We cannot face this challenge alone. We look forward to the support of this Congress and particularly this Subcommittee to accomplish this.

The American taxpayer will measure our success not by how much money we spend, but by how many families have a better home, by how many immigrants get the chance to buy their first house, and by how many children grow up in the kind of neighborhood we all want to live in.

Our existing programs must operate efficiently and effectively before we create additional programs. Over the past 2 decades, the Department has grown to include more than 300 programs. Simply adding new Government programs does not necessarily improve the lives of the citizens who need the most help.

The Administration's overall growth for Federal spending of 4 percent is a responsible and appropriate level. Nevertheless, the President also recognizes that we have an obligation to increase homeownership opportunities and serve those that cannot afford decent housing. The Department of Housing and Urban Development's proposed budget requests an increases of nearly 7 percent in budget authority for fiscal year 2002.

Buying a home is the biggest investment most families ever make. By building equity in a home families can pass on wealth from one generation to the next, can provide for a child's higher education, or can access venture capital for small businesses—all the while strengthening their communities. All Americans should have these opportunities, no matter the color of their skin.

Nearly 70 percent of all families have come to realize the American Dream and own their own home. Yet, despite this record number of homeownership, there are still communities that lag behind: less than half of African-American and Hispanic-American families own their homes.

We can do better. We need to tear down barriers to homeownership for families that are financially able to sustain homeownership. President Bush's budget includes three new homeownership initiatives to expand opportunities for hundreds of thousands of low-income and minority families.

The "American Dream Downpayment Fund" provides $200 million to match down payment assistance, helping more than 130,000 low-income families overcome the single greatest obstacle to homeownership. President Bush also proposes a tax credit to support the rehabilitation or construction of at least 100,000 homes for low-income families over the next 5 years. The Administration will seek authority to offer low-income families new adjustable-rate mortgages that protect new homebuyers from dramatic changes in market rates until they can establish an economic foothold. The American Homeownership and Economic Opportunity Act of 2000 provided low-income families the ability to use rental vouchers for down payment on a home. President Bush proposes to make this provision permanent and not subject to appropriations, enabling the Department to help more low-income families become homeowners. This builds on the existing authority to use vouchers for mortgage payments.

Finding affordable and decent housing continues to be a problem for many Americans. Almost five million very low-income renter households have "worst case needs" for rental housing. While this number represents an 8 percent decline from 1997 to 1999, it is still unacceptable.

In order to expand the production of affordable housing, President Bush proposes to raise the limits for FHA multifamily insurance by 25 percent. This is the first increase in nearly 10 years and will help spur the development of affordable housing in moderate to high cost urban areas.

We are strengthening our traditional obligations to public housing by increasing the public housing operating budget by $150 million. This money can be used by local housing authorities to fund those programs that best meet urgent needs, including the rising costs of utilities.

President Bush and I are continuing our strong commitment to helping families with the costs of rental housing through Section 8 housing vouchers. This budget renews all expiring Section 8 contracts at a cost of $15.1 billion—an increase of $2.2 billion over fiscal year 2001 and funds an additional 34,000 Section 8 housing vouchers at an additional cost of nearly $200 million.

The budget proposal does not request as many new housing vouchers as in previous years for two reasons. First, we cannot continue to increase the Department's budget each year by 12 to 16 percent. At the previous year's rate of increase, our budget would surpass $100 billion by 2010. Second, there has been a serious problem with the utilization of existing Section 8 vouchers by State and local agencies and some vouchers do not get used as quickly as they should. I will work with Congress to improve the utilization of Section 8 vouchers by State and local housing agencies.

Vouchers are much more than just a piece of paper; for many families they are the first step in the process of greater economic opportunity and homeownership. There are two issues regarding the voucher utilization problem: making vouchers easier to use and improving the management capacity of local housing agencies. First, we should take additional steps to ensure that more families are able to use their housing vouchers. Vouchers work well in most markets, there is growing evidence that families are having difficulties using vouchers in certain markets. We should resolve that.

Although market conditions affect the utilization of vouchers in different areas, under-utilization is ultimately a management issue. Good managers can overcome difficult market conditions and ensure that all of their vouchers are used. I plan to work with housing authorities to help them become better managers so that they can serve more families. We can do this through a combination of management techniques: fully employing the Section 8 Management Assessment Program (SEMAP) that gives substantial weight to utilization rates, giving priority in fund allocation to housing authorities with high utilization rates, and implementing HUD's new authority to make some vouchers project-based.

While we focus on our goal of improving housing opportunities, this budget does not neglect the Department's traditional role of supporting community and economic development. Much of this support is carried out by the Community Development Block Grant (CDBG) Program and this Administration continues strong support of this important program. CDBG will receive almost $4.4 billion in funding for formula grants to meet the specific needs of local governments. CDBG funds locally developed programs that revitalize communities and help spur economic growth.

I would like to point out that, while we have kept funding for CDBG formula grants at historically high levels, the new Census data will inevitably result in changes in the funding level for each community. Some communities will get more money and some will get less. I emphasize this to explain why, even though the funding level for CDBG formula grants is kept constant for fiscal year 2002, some communities will experience a reduction in funds. Others, of course, will experience an increase. Any estimates that we generate at this time rely on the old Census data and are subject to change.

In addition to the $4.4 billion in formula funding for CDBG, we will provide $80 million in grants to help create or expand community technology centers in economically distressed communities and provide technical assistance to those centers. Through these centers, low- and moderate-income individuals will have access to computers and technology that will improve their educational opportunities and job skills. We cannot sustain homeownership without greater economic self-sufficiency. President Bush and I are committed to beginning to close the digital divide so that low- and moderate-income Americans are not left further behind. Every American deserves the opportunity to succeed in the 21st century workforce.

The President's proposed budget strongly recognizes the needs of the most vulnerable people in our society—the elderly, persons with disabilities, the homeless and individuals with AIDS. All of HUD's programs that provide assistance to these vulnerable populations will receive funding at or above current levels.

The budget increases funding for elderly housing programs by $6 million to $783 million. The largest Department program targeted to the elderly is the Supportive Housing for Elderly Program, which provides capital advances to finance the construction and rehabilitation of supportive housing for low-income senior citizens, including converting some properties to assisted-living facilities for frail elders. This program also provides the elderly with rent subsidies to help make living in these homes affordable.

To assist those with disabilities, we also fully fund the Supportive Housing for Persons with Disabilities Program, as well as providing an additional $20 million to fund the "Improving Access Initiative." This proposal will assist those nonprofit groups and community organizations across the country that are exempt from the Americans with Disabilities Act, but who still want their facilities to be accessible to persons with disabilities.

In addition, we are funding at current levels—$1.123 billion—homeless assistance programs. These not only aid those with the most pressing need for shelter, but provide services, temporary housing and permanent housing to reduce homelessness. For those who lack adequate shelter, our goal should be to end chronic homelessness by getting people the help they need. At HUD that means increasing the availability of permanent housing. This Agency is committed to continuing its homeless programs, but in the future we see ourselves spending more of our resources on permanent housing, and less on social services. We will work with HHS to reduce the barriers that prevent the homeless from accessing much-needed social services for which they are eligible.

Housing Opportunities for Persons With AIDS—also known as the "HOPWA" program—will see its budget increased by an additional $20 million, for a total of $277 million. These grants, provided to State and local governments, help low-income individuals stricken with AIDS find housing assistance, as well as support services.

This budget also recognizes the damage done by lead-based paint, especially to young children. The Administration increased funding for lead-based paint hazard reduction by $10 million. I want to do everything I can to ensure that our children are protected from such dangers so that they can grow up in safe and healthy homes. Since the late 1970's, incidents of lead poisoning have declined from 3 million to 890,000. Yet despite this progress, lead poisoning remains one of the most common diseases our children face. The solution lies in preventing lead-based paint hazards in housing.

The Department of Housing and Urban Development has been leading the effort to eliminate lead-based paint hazards in our Nation's housing stock. Our lead-based paint grant program, which began under the first Bush Administration, now funds lead hazard control operations in over 200 jurisdictions across the Nation. Since HUD cannot solve this problem alone, this additional money will go into a special grant program that will leverage more resources from the private sector to meet the needs of our children.

The President also increased the amount of funds available for fair housing enforcement. If this Agency is to fulfill its mission of increasing homeownership and affordable housing opportunities for all citizens, we must pledge ourselves to the principles embodied in our fair housing laws.

While most of the Department's programs are funded at last year's historically high levels or have received a slight increase, there have been a few well-publicized reductions. Let me take a few minutes to address these specific reductions.

One such program is the Public Housing Drug Elimination Program. Though no one can argue with the good intentions behind this program, unfortunately it suffered from a large number of abuses. Not only did the Inspector General find that it was nearly impossible to measure the program's effectiveness, but she has also criticized the program for funding activities such as unauthorized travel, bank loans, and Christmas parties. Some funds were used by the Department to implement a gun buy-back program, which the Comptroller General concluded was not a legal use of funds. Drug Elimination funds were also spent to provide public housing residents with “creative wellness” programs. These scientifically questionable programs are a significant diversion from this Agency’s mission and undermine public support for HUD’s programs.

We need to restore confidence that the Department of Housing and Urban Development can carry out its core mission. We are not a law enforcement Agency or an Agency with expertise in dealing with drug abuse. To the extent that there are law enforcement issues surrounding our public housing projects, we will work with the Justice Department and State and local police departments. To the extent that there are drug problems in public housing, we will work with those Federal, State, and local agencies that are in a much better position to address these problems.

Although we have eliminated this $309 million program, we have taken, as I mentioned earlier, $150 million of those funds and placed them in the Public Housing Operating Fund. This extra $150 million can be used for a wide variety of purposes, including the continued funding of successful antidrug efforts. But rather than mandating that housing authorities use this money for drug elimination programs, we trust these authorities to make those tough decisions about what programs best meet their needs.

As an example, if a certain housing authority found that fences, lighting, and greater police patrols funded by the Drug Elimination Program helped reduce crime and drug use, then it will have the opportunity to continue funding these worthwhile programs from the additional $150 million in the Operating Fund. Good antidrug programs in our public housing projects will continue to find funding, while we filter out the waste and abuse that tarnished a program that began with such noble intentions.

Another reduction in our budget occurs in the Public Housing Capital Fund. Our fiscal year 2002 budget provides nearly $2.3 billion for the fund, which is a reduction of $700 million from the previous fiscal year. This money is sufficient to cover 100 percent of the modernization needs of housing authorities that are expected to accrue next year.

The purpose of this reduction is to draw down Capital Funds that have already been appropriated, but not yet expended by public housing authorities. Currently, there is $5 billion in unspent Capital Funds from fiscal year 2000 and previous fiscal years. These figures do not include the $3 billion that was appropriated for fiscal year 2001. Once the Department distributes fiscal year 2001 Capital Funds, and approves plans for the use of those funds, housing authorities will have a total of $8 billion in unspent Capital Funds available to meet their modernization needs.

These billions of dollars of unspent Capital Funds ensure that no roof at any public housing project has to go unrepaired, and no severe modernization need has to be neglected. Public housing authorities currently have the funds that are necessary to begin addressing the backlog of modernization needs. Our fiscal year 2002 budget encourages them to spend those funds to address their priority needs.

We are not just looking to housing authorities for solutions to the problem of unspent funds. We are also examining the Department’s practices to determine whether funds are distributed and spent in a timely manner. Among other steps that we plan to take is a change in the timing of our initial allocation of funds to housing authorities, ensuring that they get funds sooner than in prior years.

I look forward to working with the Congress on the many issues facing the Department of Housing and Urban Development. Congress is now conducting two important commissions—the Millennial Housing Commission and the Commission on Affordable Housing and Health Care Facility Needs in the 21st Century. The Department is ready to offer any assistance it can to aid the work of these two commissions. I look forward to working together to assure that the Department of Housing and Urban Development can efficiently and effective meet America’s housing and community development needs.

PREPARED STATEMENT OF SUSAN GAFFNEY

INSPECTOR GENERAL, U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

APRIL 25, 2001

Chairman Allard, Ranking Member Reed, and Subcommittee Members, I appreciate the opportunity to appear before you today to discuss challenges confronting HUD in the areas of mission and programs, organizational structure, and management operations.

HUD's Mission and Programs

HUD is the principal Federal Agency responsible for programs concerned with housing needs, fair housing, and improving and developing the Nation's communities. It has a fiduciary responsibility over a multibillion dollar housing business and a social mission to assist in serving the housing needs of millions of low- and moderate-income families. HUD's mission is multifaceted and complex. For a relatively small Agency of about 9,500 staff, it has a lot of work to do. The National Academy of Public Administration's report on HUD in 1994 summed it up well. "Because of the mismatch of goals and resources and its many communities of users, HUD faces a tandem *performance deficit*—the gap between what HUD is supposed to do and has the ability to accomplish—and *expectations glut*—unrealistic perceptions of what HUD can accomplish—the result is a prescription for problems."

Four years ago I testified before the Congress about the importance of coming to a definition of HUD's mission that bears some reasonable relationship to HUD's capability to meet that mission. The revised mission statement must then be used as a springboard for a major streamlining of HUD programs and activities. We must also come to an understanding that HUD staff cannot be all things to all people. We owe HUD employees a clear definition of their roles with respect to policy development, providing technical assistance, motivating the community, overseeing program implementation, and taking enforcement action for inadequate performance.

In 1994, the Office of Inspector General (OIG) counted 240 separate HUD programs and activities. With new programs and activities added since 1994, that number is approaching 300. More often than not, when new HUD programs or activities have been announced, staff resources have not been discussed or considered. But it takes staff and resources to assure that programs are designed properly and that programs include proper checks and balances. Without the proper internal controls and oversight, new programs can, of course, be abused. We have observed this recently with the Officer Next Door Program. Should HUD be discounting thousands of dollars worth of real estate assets to police officers without any follow-up mechanism to assure these recipients are meeting their end of the bargain?

HUD's proposed 2002 budget acknowledges this issue in a statement that "the budget emphasizes . . . minimizing the number of new initiatives that undermine HUD's capacity to administer its core programs. . . ." Obviously, the OIG believes that the Administration needs to go much further in tightening HUD's mission statement and streamlining its programs. We also recognize that such an effort would be enormously time-consuming and difficult, requiring the support of HUD's customers as well as the Congress. We recommend the effort, nonetheless, as we believe it is a fundamental requirement for HUD's shedding its "high risk" reputation and better serving its intended beneficiaries.

HUD's Organizational Structure

In the last 4 years, HUD has changed significantly. The former Secretary's 2020 Management Reform Plan envisioned correcting longstanding HUD problems in areas such as resource allocation, financial management, procurement and information systems, and bringing the skill levels of HUD staff up to par.

These planned reforms involved massive reorganizations that shook up nearly every Departmental component. When the changes started taking place late in 1997, we asked the former Secretary to slow down the process, but our calls went unanswered. The push was on for rapid change. Indeed, that was the advice the Secretary received from various reinvention experts. Unfortunately, at HUD, this meant that organizational and process changes were made before a sound management infrastructure was in place. The organizational/process changes were to be made while establishing the management infrastructure, without the benefit of program consolidation or empowerment and within the context of staff reductions. This was an extraordinarily complicated plan. It has resulted in many staff resources being moved to new highly centralized organizational units in the Department and such as the Real Estate Assessment Center, the Enforcement Center, the Troubled Agency Recovery Centers, and the Grants Management Center, as well as to the new Community Builder function.

Not surprisingly, given the scope of HUD 2020, OIG audits have noted several serious problems with the changes that have taken place. For example, we have observed that certain newly established centers were not operating as intended—planned workload expectations had been seriously overstated. In other cases, we have found that staffing of new organizational units was inadequate or not trained to perform the work. We have, in addition, questioned whether the Community Builder function is the best use of HUD's limited staff resources.

Over the next months, as a priority matter, Secretary Martinez will need to decide if HUD 2020 organizational changes meet his management needs. Existing performance data will assist his decisionmaking, but he will also need to consider the types of relationships he seeks within HUD and between HUD and its customers, and how HUD's current organization affects those relationships.

HUD's Management Operations

HUD's proposed 2002 budget states that resolving the following management challenges will be a top Secretarial priority:

- Rationalizing the distribution of staff resources in light of program needs;
- Continuing to improve oversight of the local housing agencies and property owners that administer HUD's housing programs;
- Improving income and rent determinations to reduce subsidy overpayments;
- Insuring recipients' full and timely utilization of HUD funds; and
- Improving FHA internal systems and controls to reduce fraud in FHA programs.

HUD's acknowledgement of these problems and the Secretary's commitment to fix them is good news from the OIG's perspective, as these are—apart from the issue of recipients' full and timely utilization of HUD funds—the same management deficiencies that the OIG has been reporting, in our annual audits of HUD's financial statements, as weaknesses in HUD's internal controls. The not so good news is that these problems have existed for many years, and they have proved to be intractable. Permit me to illustrate the intractability by discussing OIG work in each of the areas of material weakness.

Rationalizing the Distribution of Staff Resources in Light of Program Needs

As noted in HUD's proposed budget, the new Resource Estimation and Allocation System will help the Department to assess where staffing should be increased or decreased to effectively administer its programs. HUD is also working to develop a long-term staffing strategy to meet the rapid increase in retirements expected over the next several years.

Last year, we completed an assessment of the Department's progress in developing and implementing the Resource Estimation and Allocation System. In October 1999, former Secretary Cuomo conveyed to the Congress that HUD needed a resource management system and that he planned to implement such a system within 18 months. We found that HUD, with the National Academy of Public Administration (NAPA), developed a methodology for resource estimation and allocation. Further, NAPA briefed each Assistant Secretary on the resource estimation and allocation methodology and the impact it would have on their programs. Also, HUD selected a contractor to do the measurement studies at various program offices throughout the Department to determine resource estimate requirements. Despite these plans, our audit found the implementation of the Resource Estimation and Allocation System did not progress with any urgency and only a portion of the contract scope was funded. We are very supportive of Secretary Martinez's commitment to completing this important activity.

Continuing to Improve Oversight of the Local Housing Agencies and Property Owners That Administer HUD's Housing Programs

Although the Department recognizes that the physical inspections protocol used to assess public housing and multifamily assisted housing needs further refinement to ensure consistent and fair results, it plans to continue to assess the physical condition of HUD-assisted housing to ensure that it is decent and safe.

Last year, we conducted an audit of the Office of Housing's use of physical inspection assessments generated by HUD's Real Estate Assessment Center (REAC) on multifamily properties insured by the Federal Housing Administration and/or receiving project-based subsidy under the Section 8 program. The purpose of our review was to evaluate actions taken to address and track corrections to the physical deficiencies disclosed through the REAC property inspections. We found that although the Office of Housing utilizes the REAC property inspections within their servicing responsibilities, the report addresses the need for the Office of Housing to reinforce its assurances and improve its processes to strengthen the Department's oversight of its portfolio of insured and subsidized multifamily properties. Specifically, we determined that the Office of Housing does not have the proper assurances that corrective action is completed by the owner to the extent of all the physical deficiencies reported by the property's REAC inspection. This includes assurances that exigent health and safety violations are corrected within the required time frame and that complete property surveys identifying the magnitude of the physical deficiencies are performed. Further, we determined that the Office of Housing could improve the current notification process to field office staff of completed property inspection reports and exigent health and safety violations released by REAC.

Improving Income and Rent Determinations to Reduce Subsidy Overpayments

Subsidy overpayments are a problem that has plagued the Department for more than 20 years. Since HUD serves such a small portion of those in need of housing assistance, every dollar needs to be spent properly. HUD provides housing assistance funds under various grant and subsidy programs to multifamily project owners—both nonprofits and for profit—and Housing Authorities (HA's). These intermediaries, in-turn, provide housing assistance to benefit primarily low-income households. HUD spent about $19 billion in fiscal year 2000 to provide rent and operating subsidies that benefited over four million households. Weaknesses exist in HUD's control structure such that HUD cannot be assured that these funds are expended in accordance with the laws and regulations authorizing the grant and subsidy programs. HUD overpays hundreds of millions of dollars in low-income rent subsidies due to the incomplete reporting of tenant income, the improper calculation of tenant rent contributions, and the failure to fully collect all outstanding rent. We have reported this as a material weakness in our annual financial audit since we began this reporting process in 1991.

A recently completed contracted study of rent determinations under HUD's major housing assistance programs estimates that substantial errors are made by project owners and HA's. The study projected that annually, about $1.9 billion in subsidies was overpaid on behalf of households paying too little rent and about $0.7 billion in subsidies was underpaid on behalf of households paying too much rent based on HUD requirements. In response to this high incidence of error, HUD's proposed budget commits to implementing a number of measures to resolve this problem, including the development of tools to assist housing agencies and assisted housing owners in the determination of income and calculation of rent and the introduction of a quality control program to monitor the performance of these intermediaries. HUD also plans to review the current laws and regulations regarding income and rent determinations to ascertain whether their simplification would facilitate program complicate. This constitutes a broader scope approach than previous income matching efforts, and we believe that the broader scope approach makes sense.

Improving FHA Internal Systems and Controls to Reduce Fraud in FHA Programs

HUD's proposed budget recognizes the need to strengthen the integrity of FHA internal systems and controls to reduce fraud in FHA programs. Promised actions include improving the loan origination process and providing better monitoring of lenders and appraisers.

In the last few years, the OIG audit and investigative staffs have been actively involved in examining many aspects of the FHA single-family operations. We have identified rampant origination frauds, property flipping scams, and scandals in the sale of HUD owned properties. Needless to say, all these problems have an impact on the soundness of FHA's Mutual Mortgage Insurance Fund. There are many factors beyond HUD's control—such as interest rates and unemployment rates—that affect the soundness of the MMI Fund. But assuring that programs are run efficiently and effectively and that programs are sufficiently managed to minimize the opportunities for fraud and abuse is within HUD's control. The Secretary's commitments to making improvements in this area are important to the financial health of the FHA program.

We have performed numerous audits of FHA's operations in the last 2 years including a comprehensive audit of loan origination activity and a nationwide review of Properity Disposition Operations. FHA's single-family program personnel are in the process of taking corrective actions on most of our audit recommendations. We appreciate the Secretary's commitment to continuing these actions.

Recognizing that HUD's single-family staff have been through downsizing, reorganization, and heightened workload expectations, we need to step back and figure out how we can make the internal control requirements that are on HUD's books actually work to prevent fraud and abuse. Internal controls will not work without sufficiently trained staff to assure that checks and balances are in place. If the Congress and the Secretary of HUD send a clear message that that is what they really want, then I am confident that the single-family staff will be able to figure out how to do it.

Mr. Chairman, that concludes my testimony, I appreciate the opportunity you have afforded me to appear here today.

PREPARED STATEMENT OF STANLEY J. CZERWINSKI

DIRECTOR, PHYSICAL INFRASTRUCTURE ISSUES
U.S. GENERAL ACCOUNTING OFFICE

APRIL 25, 2001

Mr. Chairman and Members of the Subcommittee: We are here today to testify on the U.S. Department of Housing and Urban Development's (HUD) fiscal year 2002 budget request. Because HUD's fiscal year 2002 budget request was released only about 2 weeks ago, we can offer only a general discussion of its policy implications and program trade-offs. Accordingly, our objective today is to raise some issues for your consideration as you evaluate HUD's fiscal year 2002 request and to identify opportunities for improving HUD's management of its financial, program, and budget processes.

First, with an eye toward examining the level of resources devoted to HUD's program activities, we will provide a preliminary analysis of HUD's fiscal year 2002 budget request. Second, we will explore the role that unexpended balances play in HUD's fiscal year 2002 budget request and overall management of its programs. Unexpended balances are appropriations that HUD received in earlier fiscal years but has not yet spent. These balances may therefore be available for recapture. In recapturing funds, HUD deobligates excess funding that was previously obligated but that HUD has determined will not be needed. In some cases, HUD can use a portion of the recaptures to fund program activities, reducing its need for new appropriations. In other cases, the Congress can rescind—that is, take away—some of these recaptures. Our examination will focus, in particular, on whether HUD has taken the steps necessary to manage unexpended balances effectively. To do so, HUD needs to identify what portion of these balances is available for recapture and then account for that available portion when formulating its current budget request.

In summary, most attention in the press and elsewhere has focused on HUD's request for discretionary funding authority. That request is for $30.4 billion, which HUD has characterized as a 7 percent increase over last year's discretionary budget authority. There are additional factors that must be considered in evaluating this budget request, including HUD's ability to expend requested funding. The budget is also being debated at the program level, where some programs would grow, some would shrink, and some would be eliminated.

In recent years, HUD has had significant unexpended balances. These balances have made it more difficult for the Congress to assess the Department's need for new appropriations. Without accurate and timely information about the nature, amount, and availability of HUD's unexpended balances, decisionmakers cannot fully and fairly evaluate the Department's funding needs. HUD has initiated several short-term efforts to identify, quantify, and recapture some unexpended balances and has, in fact, recaptured about $3 billion each year between fiscal year 1998 and fiscal year 2000. In addition, in each of the past 2 years, the Congress has rescinded almost $2 billion of balances, using the funds for other purposes. In spite of these efforts, HUD has not yet integrated the processes needed to routinely and accurately account for unexpended balances into its ongoing financial, program, and budget management. As a result, HUD does not have the information it needs to (1) determine with assurance how much of the unexpended balances should be recaptured and (2) clearly factor these funds into its budget request. Our analysis of its current requests for the Public Housing Capital Fund illustrates these points.

Comparison of HUD's Budget Requests for Fiscal Years 2001 and 2002

For fiscal year 2002, HUD is requesting $30.4 billion in discretionary budget authority, which HUD has characterized as a $2 billion, or 7 percent, increase over its fiscal year 2001 discretionary funding. Currently, there is a lot of debate about the size of HUD's budget request in comparison to previous years. But the more important issue is whether HUD has sufficient justification for the amount requested.

One key issue that needs examination is the amount of additional funding HUD needs in its Housing Certificate Fund in light of the $4.2 billion advance appropriation provided in fiscal year 2001 that will be available in fiscal year 2002. According to HUD officials, this advance was to cover rental assistance contracts expiring in the first quarter of fiscal year 2002. However, HUD's fiscal year 2002 budget also includes new budget authority to cover expiring contracts. HUD's budget request shows that it expects to end fiscal year 2002 with a $4.2 billion unobligated balance in the Housing Certificate Fund. HUD officials indicated that the $4.2 billion in unobligated funds was needed in the first quarter of fiscal year 2003 to cover the renewal of contracts that are funded on a calendar-year basis and expire between October 1 and December 31, 2002. Hence, this $4.2 billion would support no program activity in fiscal year 2002. The officials further explained that in the future, budgetary resources would only need to cover 1 year, rather than the 15 months covered by the fiscal year 2002 budget. While HUD may need to carry over some unobligated funds from one fiscal year to the next, HUD has not provided rationale supporting $4.2 billion as the amount of unobligated balances it needs to carry over to renew contracts expiring in the first quarter of fiscal year 2003.

In addition to consideration of the overall size of HUD's budget request, the level of funding for individual programs should also be considered. The budget proposes changes in a number of HUD's programs. We would now like to discuss some of these changes.

Housing Certificate Fund: $2 Billion Increase

HUD's budget request proposes increasing the Housing Certificate Fund from about $14 billion to about $16 billion. This fund helps low-income families afford the high cost of rental housing by subsidizing their rents.[1] Starting in the 1970's and 1980's, HUD entered into long-term contracts to provide Section 8 project-based rental assistance. According to HUD, each year, more long-term contracts expire. As a result, HUD says it needs about $2 billion more this year for contract renewals. Renewing these contracts requires more budget authority, but it does not increase the number of households receiving assistance this coming year. In addition, HUD is proposing to expand the tenant-based program to serve approximately 34,000 more households at an additional cost of about $200 million.

As discussed earlier, according to HUD, the funding level requested for this program would leave it with an unobligated balance of $4.2 billion at the end of fiscal year 2002.

Public Housing Operating Fund: $150 Million Increase

The fiscal year 2002 budget proposes increasing the Public Housing Operating Fund by $150 million over last year's budget. The operating fund subsidizes the day-to-day operating expenses of public housing agencies. HUD's fiscal year 2002 budget increases this fund to $3.4 billion to accommodate public housing needs such as maintenance, crime-prevention activities, and utility costs. This $150 million program increase must be considered in the light of the elimination of the $309 million Public Housing Drug Elimination Grant Program, which we will discuss later.

American Dream Downpayment Fund: $200 Million Set-Aside

HUD's fiscal year 2002 budget introduces the $200 million American Dream Downpayment Fund. This fund, within the HOME Investment Partnership Program (HOME), would match the down payment assistance provided by third parties to approximately 130,000 low-income and minority families seeking to buy their first homes. HOME is a flexible block grant that provides support for local affordable housing efforts. HOME funds are allocated by formula to States, counties, and large cities. The total funding for HOME would remain the same as last year at approximately $1.8 billion. However, HUD officials stated that the American Dream Downpayment Fund requires that States, counties, and large cities use $200 million of their formula block grant funding for this down payment program.

Public Housing Capital Fund: $700 Million Decrease

The largest decrease in HUD's fiscal year 2002 budget proposal is the $700 million reduction in the Public Housing Capital Fund. This fund provides formula grants to public housing agencies for such activities as rehabilitation and modernization. The budget provides $2.3 billion for this fund. Based on a contracted study, HUD believes this amount will be sufficient to meet all new capital needs. Furthermore, HUD states that public housing agencies have large amounts of unspent Capital Funds from previous years that they can use to address any backlog of capital needs. HUD states that the purpose of the reduction in this program is for the public housing agencies to draw down Capital Funds that have been obligated but not expended. However, HUD plans to implement the $700 million cut across-the-board, which may have the unintended consequence of penalizing those public housing agencies that have few or no unexpended balances because they spent their funds in a timely manner.

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[1] These subsidies are linked either to the unit—project-based—or to the resident—tenant-based—under the project-based program, HUD contracts with property owners to provide housing assistance for low-income families. Under the tenant-based program, families receive rental assistance housing vouchers or certificates.

Community Development Block Grant Program: $311 Million Decrease

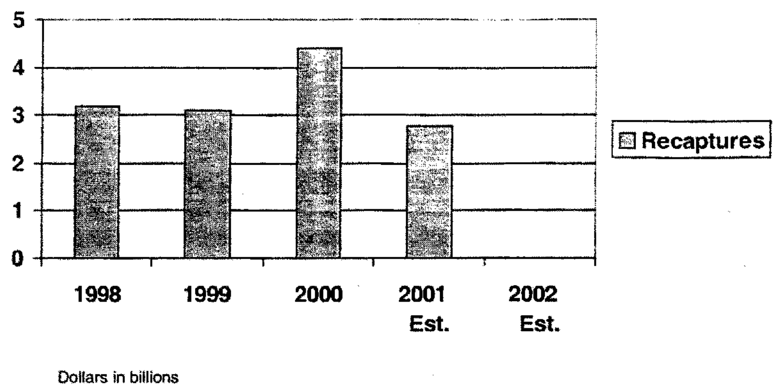
HUD's fiscal year 2002 budget proposes eliminating selected set-asides in the Community Development Block Grant (CDBG) Program. The CDBG program provides State and local communities with a flexible source of funds for economic development and community revitalization. Most of the funding—about $4.4 billion—is distributed by formula and would remain at the fiscal year 2001 level. HUD's budget would cut approximately half of the CDBG set-asides. The principal targets for elimination are the Economic Development Initiative set-aside, which supports local job-creation projects, and the Neighborhood Initiative Demonstration, a Congressional set-aside that funds local neighborhood improvement strategies. HUD's budget suggests that the types of projects funded by these set-asides would still be eligible for funding under the formula portion of the CDBG program.

Public Housing Drug Elimination Grant Program: $309 Million Decrease

HUD's fiscal year 2002 budget proposes the elimination of the Public Housing Drug Elimination Grant Program, which provides formula grants to local public housing agencies to help reduce drug activity in public housing. HUD cites three reasons for eliminating the program: (1) It duplicates activities eligible under the Public Housing Operating and Capital Funds; (2) other Federal programs and funds, are available for these activities; and (3) HUD's Inspector General has identified certain inappropriate uses of such funds. HUD's budget suggests that public housing agencies could utilize operating or capital funds for these antidrug activities, as previously mentioned, HUD has also proposed that the Capital Fund be reduced by $700 million. In addition, the operating fund would be reduced by $10 million, which is scheduled for transfer to HUD's Inspector General to continue Operation Safe Home. To date, Operation Safe Home has been funded by the Public Housing Drug Elimination Grant Program that HUD is proposing to eliminate.

For years, unexpended balances have clouded HUD's budget needs because HUD has not adequately determined what portion of them is available for recapture. While these balances have been very large, HUD has not had the information they needed to quantify the amount available for recapture from them. With such information, HUD could then take the steps necessary to recapture the extra funds. We have worked with HUD and the Congress to identify funds available for recapture. As shown in figure 1, from fiscal year 1998 through fiscal year 2000, HUD recaptured over $3 billion a year in unexpended balances. However, HUD officials told us they did not estimate any recaptures for fiscal year 2002.

Figure 1: Total HUD Recaptures for Fiscal Years 1998 – 2002



Source: HUD's SF-133 Budget Execution Reports and President's Fiscal Year 2002 Budget Appendix

In response to our previous recommendations, HUD has also established short-term task forces to quantify and recapture unexpended fund balances. For example, in March 1998, we recommended that HUD review unexpended balances and ensure that excess balances were recaptured from its project-based Section 8 program, in which HUD contracts with owners to provide housing for low-income families.[2] In response, in September of that year, HUD initiated a review of unexpended balances in all of its programs to determine whether these balances could be recaptured. According to HUD officials, this review identified and recaptured unexpended balances, but the effort was suspended.

In September 1999, as part of our review of HUD's fiscal year 2000 request, we again recommended that HUD identify programs with a history of unexpended balances and work to determine their obligation status and availability for recapture.[3] In response, HUD established an unexpended balance task force to study these balances in all its programs. As part of this effort, HUD contracted for studies of five programs[4] with large unexpended balances to determine the reasons that funds were underutilized in these programs and to identify possible solutions. However, the studies focused primarily on the reasons for slow expenditure of funds and did not provide HUD with enough information to determine whether the unexpended balances were available and could be used to reduce future program needs. For example, in the study of the Public Housing Capital Fund, the contractor evaluating the program reported that there were not enough data to evaluate the use of all unexpended capital program funds.

Such information could help HUD better determine the extent to which unexpended balances could be used to offset the funding reductions it is proposing for this program. For fiscal year 2002, HUD is requesting $2.3 billion to fund the Public Housing Capital Fund Program, $700 million less than last year. HUD said its request is based on the assumption that unexpended balances in this program can cushion the cut. However, HUD has been unable to determine the amount of recapturable funds in the program.

The Capital Fund consolidates the funding for a number of HUD's public housing programs, including the Public Housing Development Program, the Comprehensive Grant Program, and the Major Reconstruction of Obsolete Projects Program, as well as the Public Housing Debt Service Account. HUD, however, does not have an information system that integrates the obligation data from all these different parts of the Capital Fund. HUD also lacks aggregate information on the status of individual capital fund activities undertaken by public housing agencies. Without such information as the amount of funds housing agencies have under contract, when projects will be completed, and what project plans have fallen through, HUD will not be able to routinely quantify unexpended balances that might be available for recapture. HUD officials agreed that such detailed information was needed, but they pointed out that public housing agencies are not required to submit such details on the status of their capital projects.

Conclusions

In conclusion, the ability of the Congress to assess HUD's overall funding needs for fiscal year 2002 is complicated by its incomplete analysis of unexpended balances in its programs. The most significant example is the $4.2 billion unobligated balance stemming from HUD's treatment of the advance appropriation for the Housing Certificate Fund. HUD has started to move in the right direction by beginning to study unexpended balances and attempting to factor them into its budget request. However, it has not yet adequately determined what portion of these balances can be used to offset the need for new appropriations. As requested by both the Subcommittee Chairman and Ranking Member, we will continue to work with the Subcommittee and HUD to further clarify these issues for Congressional oversight and to encourage HUD to develop systems, integrate and analyze needed information, and appropriately factor unexpended balances into its budget requests. However, until HUD routinely and fully determines what portion of its unexpended balances is available and clearly presents this information in its budget requests, the Department's need for new appropriations will remain unclear, and the Congress will continue to have difficulty evaluating HUD's funding requests.

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[2] *Section 8 Project-Based Rental Assistance: HUD's Processes for Evaluating and Using Unexpended Balances Are Ineffective* (GAO/RCED–98–202, July 22, 1998) and *Housing and Urban Development: Comments on HUD's Fiscal Year 1999 Budget Request* (GAO/T–RCED–98–123, March 12, 1998).

[3] *HUD's Fiscal Year 2000 Budget Request: Additional Analysis and Justification Needed for Some Programs* (GAO/RCED–99–251, September 3, 1999) and *Housing and Urban Development: Comments on HUD's Fiscal Year 2000 Budget Request* (GAO/T–RCED–99–104, March 3, 1999).

[4] HUD contracted to study the Section 202 Supportive Housing for the Elderly Program, CDBG, Public Housing Capital Fund, and Section 8 Project-Based and Tenant-Based programs under the Housing Certificate Fund.

Recommendations for Executive Action

In order for HUD to fully account for unexpended balances in its funding requests, we recommend that the Secretary (1) develop systems that routinely provide timely, reliable information on the status of unexpended funds for the purpose of quantifying the amount available for recapture or rescission; (2) routinely incorporate this information into the management and operation of programs; and (3) consistently use this information in formulating its budget request, clearly demonstrating how it is taking these balances into account when setting forth its budget needs. For example, for the Public Housing Capital Fund, HUD should (1) develop information systems to aggregate data on the obligation status of individual housing agencies' capital fund projects, (2) use that information to reallocate funds among public housing agencies as needed, and (3) adjust its budget request for the Public Housing Capital Fund accordingly. Mr. Chairman, that concludes our prepared statement. We would be happy to answer any questions that you or Members of the Subcommittee may have.

PREPARED STATEMENT OF RENEE L. GLOVER

EXECUTIVE DIRECTOR, ATLANTA HOUSING AUTHORITY AND
PRESIDENT OF THE COUNCIL OF LARGE PUBLIC HOUSING AUTHORITIES

APRIL 25, 2001

I am Renee Glover, Executive Director of the Housing Authority of the City of Atlanta, GA and President of the Council of Large Public Housing Authorities (CLPHA). CLPHA's members manage over 40 percent of the Nation's public housing and about 20 percent of the Section 8 tenant-based assistance. Also with me today are members of the police forces that serve CLPHA housing authorities in Boston, Philadelphia, Baltimore and Washington, DC. They are here representing the thousands of officers in communities across the country who oppose the Administration's plan to end the Public Housing Drug Elimination Program ("PHDEP").

The Proposed HUD Budget Does Not Adequately Address the Growing Affordable Housing Crisis and Signals A Lack of Commitment to Preserving in the Nation's $90 Billion Public Housing Stock

The public housing program provides decent, affordable housing to over 3.2 million very low-income Americans, including almost one million elderly and disabled, including veterans, and about 1.2 million children. But for the public housing program, many of these residents would not be decently housed, as neither the private real estate market nor any other Government program provides housing units for this extremely vulnerable population. Many of our residents are members of minority groups, immigrants, elderly and disabled families who are often at the greatest risk of being homeless. In this time when recent HUD studies find that more than 5.4 million American households spend over 50 percent of their monthly income for housing and newspapers report an economic slow-down, we can only expect the need for public housing to grow in the coming years.

In metropolitan Atlanta, we have already been feeling the effects of the affordable housing crisis on our poorest residents for several years. The Atlanta area has an average area median income of about $66,000 for a family of four, while the average income for a family in public housing of the same size is $8,600. With the private rental market in Atlanta reporting 97 percent occupancy, many working families are being priced out of the market. Moreover, the Atlanta Housing Authority occupancy rate is 99 percent. There are almost 7,000 families in Atlanta waiting for public housing and we expect that approximately 25,000 will sign-up for our waiting list for Section 8 assistance when it opens up this summer. There are currently over 5,000 households on this list. These numbers do not include countless other families, who are not yet seeking Government housing assistance, but are struggling to make their housing payments each month. This situation is far from unique to Atlanta. My colleagues who run other housing authorities in other communities, large and small, urban and suburban, are seeing the size of their waiting list grow while funding levels shrink.

The Nation's 3,200 local public housing authorities have a contract with the Federal Government to provide funds sufficient to make up the difference between the amount public housing residents pay in rent of about 30 percent of their income and the actual cost of maintaining and operating public housing units. Public housing has no other means to raise funds needed to maintain its units—we can not raise rents, levy taxes, establish replacement reserves, or borrow against net operating income. Public housing residents rely solely on you, Congress, to appropriate the funds necessary each year to ensure they have a decent roof over their heads.

Enacting HUD's proposed budget for fiscal year would signal the Federal Government's repudiation of its contractual obligation to support the taxpayers' $90 billion investment in the Nation's public housing stock. More serious is the sentence it imposes on our residents to less secure, less healthy, more deteriorating housing the blight to our neighbors. The justifications for the proposed under-funding of public housing are based on mistaken assumptions and would be devastating to the residents we serve. We can only believe that due to the abbreviated transition period, the Secretary was unable to get sound advice about the impact of these reductions. We hope this Committee will help us work with the Administration and the Appropriations Committee to secure funds sufficient to provide safe housing for our vulnerable residents.

Public Housing Residents Would Be Devastated by the Proposed Shortfall for the Public Housing Program of Over $2 Billion

HUD's budget request would mean an overall shortfall in funding for public housing of over $2 billion. This funding gap is in two parts: First, HUD's budget represents a cut to public housing programs of over $1.7 billion from last years level, including a $700 million reduction to the Public Housing Capital Fund, a $309 million loss due to the termination of the PHDEP program and a $640 million cut to housing authority Section 8 reserve accounts. Second, even with the addition of $150 million for the Public Housing Operating Fund over fiscal year 2001, the HUD proposal still fails to provide another $400–$500 million needed to meet the Federal Government's obligations under its agreement with local housing authorities, largely due to dramatic increases in utility rates. It also does not include the $362 million in utility cost shortfalls from the past 2 years for which no new funds have been provided. To our knowledge, no other program in HUD's $30 billion budget is slated for such dramatic reductions. This is even more troubling given that the public housing authorities provide housing for the greatest percentage of very low-income families, elderly, and minority citizens served by HUD.

There Are Not Large Amounts of Public Housing Capital Funds Available From Prior Fiscal Years to Address the Backlog of Public Housing Modernization Needs Estimated By HUD to Exceed $22 Million

Perhaps the single most devastating proposal in the HUD budget is the planned cut of $700 million from the Public Housing Capital Account. This is the fund that provides funds for major modernization of public housing properties to ensure they are decent, safe places for residents to live. While HUD states that the cut is justified because there are $6 billion in unspent capital funds from prior fiscal years, these funds are not "available" as HUD purports—they are already obligated or otherwise committed to meet on-going capital needs. The fact is that, based on the information we have from HUD's own records as of February 2001, illustrated in the chart below, there are not substantial sums of capital fund monies which are not being spent in accordance with Congressionally mandated deadlines.

Public Housing Capital Fund Obligations and Expenditures FY1996-2000

FFY	Funding level	Approx. release of funds date	$ Obligated and (% Obligated)	Deadline date for obligation	$ Expended and (% Expended)	Deadline date for expenditure	$ Unexpended
1996	2.353 b	-	2.352 b (99%)	-	2.219 b (94%)	-	134 m*
1997	2.311 b	-	2.311 b (100%)	-	2.311 b (100%)	-	0
1998	2.442 b	9/1998	2.338 b (96%)	9/2000	1.742 b (71%)	9/2002	700 m
1999	2.845 b	9/1999	1.902 b (67%)	9/2001	1.071 b (38%)	9/2003	1.774 b
2000	2.723 b	10/2000	490 m (18%)	10/2002	144 m (5%)	10/2004	2.579 b
Total	12.674 b		9.393 b (74%)		7.487 b (59%)		5.185 b

* HUD sources indicate that this $134 million was withheld pending resolution of litigation involving the use of public housing funds in certain localities. This amount was subsequently re-distributed to other housing agencies last year.

Section 9 of the U.S. Housing Act of 1937, as amended by the Public Housing Reform Act of 1998, states that housing authorities have 2 years from the date of receipt of Capital Fund monies to "obligate" or place under contract, and additional year, as provided by statute and with HUD approval, and 4 years from the date funds are received to spend those monies. HUD has consistently not made funds available to housing authorities for 9 months to a year after they are appropriated, thereby contributing significantly to any delays in expending these funds. In addition, the Public Housing Reform Act required HUD, in September 1999, to recapture any unobligated Capital Funds appropriated in 1997 and years prior. HUD, to our knowledge, did so. With one possible small exception which was the result of a court settlement, it is our understanding that all money in years 1997 and before has been spent.

As you can see from the chart, of the $6 billion in unspent funds cited in the HUD budget, $3 billion was the appropriation for fiscal year 2000 that was not made available to housing authorities to spend until August 2000. As we understand that the $6 billion figure was based on unexpended balances as of September 30, 2000, one could hardly expect any of the fiscal year 2000 funds to be through the public contracting process and spent by that date. As the additional $3 billion appears to all be within the time frame for expenditure as provided by law, there is no valid justification for the assertion that Capital Funds are going unused.

Even absent the statutory obligation and expenditure deadlines, virtually all substantial capital projects require a multiyear planning phase and spend out of funds. This is the same for public housing as it is for any other Federally funded construction or capital improvement project of the same magnitude and scale. The need to plan, in consultation with public housing residents and other stake holders, was reiterated in one of the Public Housing Reform Act's key provisions requiring housing authorities to develop annual and 5 year capital plans. The idea that funds are not needed this year because they were appropriated last year and have not yet been fully depleted defies all notions of responsible asset management. Moreover, HUD's representation that the $6 billion is not currently being used and could be available to housing authorities to address backlog needs is misleading. While $6 billion in unspent funds have not left the U.S. Treasury, much of that money is already obligated or earmarked for on-going, planned capital projects. HUD's assertion could only be true if housing authorities could use the same dollars twice—once for the purposes for which they are already obligated and again, for backlog needs. Clearly, this is not possible.

The proposed reduction in capital would have severe consequences for the public housing stock and for the residents. A 1999 HUD study reestablished the need for almost $22 billion to modernize public housing.[1] The Administration's proposed funding level covers only the estimated cost of "accrual" needs—the amount of money needed to keep pace with general wear and tear on the properties for 1 year. However, it falls to recognize that the cost of addressing the $22 billion backlog, which grows exponentially each year they are not met. For example, a hole in a roof that cost $100 to fix today if not repaired, could cost $250 the next year, and if not addressed for another year, could cause additional property damage, resulting in a $1,000 repair bill. If the Administration's proposal is enacted, the cost of addressing the backlog will continue to increase over the current $22 billion estimate. This policy not to address the backlog not only postpones needed repairs to units, but it results in dramatically increased repair cost until, eventually, these units will become so distressed that they need to be demolished. Even at fiscal year 2001's $3 billion, it will take 28 years to bring our public housing stock up to basic standards. Allowing buildings that house low-income families to slowly deteriorate is irresponsible in a time of serious crisis in affordable housing.

Another unwanted result of the proposed drastic Capital Fund reduction is that it will hamper current efforts of housing authorities to leverage their capital allocations to obtain private funds through bank loans and bond issuances—a major innovation that this Committee helped to enact as part of the *Public Housing Reform Act.* This type of leveraging enables a housing authority to accelerate the capital improvement work at its properties. At least one such multimillion dollar bank loan has been closed with repayment pinned on a housing authority's future allocation of capital funds. In addition, several major bond issues are now being negotiated by housing authorities with Wall Street and the established bond rating agencies including Standard & Poor's, Moody's and Fitch. These borrowings are possible because the financiers and the bond rating agencies have seen, up to now, the stability of capital appropriations, upon which they rely for repayment. Now, the rating agen-

[1] Conference Report 106–379, Fiscal Year 2000 VA, HUD, & Independent Agencies, page 90, cited the backlog as more than $20 billion.

cies have become rattled by the HUD proposal. An article, dated March 8, 2001, in the *Bond Buyer,* pointed to the problem: "President Bush's proposal last week to cut funding for the public housing capital program by 23.3 percent from fiscal 2001 levels could complicate . . . housing bond deals expected to be backed solely by Federal housing grants, sources say." What a tragic loss of opportunities to step up the renovation of the $22 billion backlog of modernization needs and to broaden private partnerships in public housing.

Last, our experience in Atlanta has shown us that maintaining properties properly is a "pay-me-now or pay-me-later" proposition. Unmaintained and deteriorating projects are costly to operate, a blight on neighborhoods, and thwart efforts to broaden the income mix in our communities. This proposed cut will seriously undermine the promise of the Public Housing Reform Act of 1998.

PHDEP Provides Housing Authorities Resources That Are Not Available From Any Other Source to Implement Effective Crime Prevention Strategies Based on Local Circumstances

As these officers who are with me today, and thousands like them across the country could tell you, public housing residents now feel safer in their homes, thanks to PHDEP. Contrary to assertions made by HUD, PHDEP is not simply another source from which basic police and other services are funded. Rather, it is a locally driven program that provides assistance above baseline services and enables each community to have broad discretion in implementing strategies that reduce crime. Residents and police officials hail the program. Without PHDEP-funded activities, as the HUD budget proposes, all of the work that has gone into making public housing communities safer and better will be lost.

As part of its justification for seeking the repeal of PHDEP, HUD notes that PHDEP eligible activities can be carried out under operating funds. Yes, they are eligible under the law, but they are not included in the funding formula in the Performance Funding System (PFS). Moreover, PHDEP funds can and are used by many housing authorities for security fencing and other capital improvement designed to make public housing communities safe. PHDEP was adopted by Congress in recognition that public housing did not otherwise have sufficient capital or operating funds carry out such activities.

Indeed, the elimination of PHDEP may not be altogether to the Secretary's liking. During his confirmation hearing before this Committee, Secretary Martinez, in response to a question about his views on the matter said: "HUD's Public Housing Drug Elimination Program (PHDEP) supports a wide variety of efforts by Public and Indian housing authorities to reduce or eliminate drug-related crime in public housing developments. Based on this core purpose, I certainly support the program."

In addition to enhanced law enforcement and security programs that have supported successful evictions for which HUD advocates in its budget, PHDEP is used for a variety of crime prevention and educational programs for youth. The Boys and Girls Clubs of America have been major recipients of funds along with other local nonprofit and faith-based service providers. These programs will no longer be available to thousands of low-income children if HUD's budget proposal is implemented.

In Atlanta, PHDEP funded strategies have resulted in an overall reduction in serious crimes of about 9 percent in 2 years. The most dramatic reductions have been in some of the most violent crimes, including a drop in aggravated assaults of about 18 percent and a reduction in rapes of about 45 percent. Our strategies have been to supplement baseline services provided by the Atlanta Police Department, including employing off-duty officers and security firms to provide foot and mobile patrols and designing and staffing security check points at various sites to cut down on trespassing and loitering. We have just implemented a check-point service at all of our elderly sites which has already given our elderly residents piece of mind which they have not had in the past.

One of our most successful PHDEP funded programs has been our investigative unit, composed of off-duty officers who target high crime areas in and around our communities. It is this group that has conducted all of the investigations which have lead to enforcement of our "One Strike, You're Out" eviction policy for drug offenses. Without this targeted assistance from PHDEP, we would not have the evidence needed to evict residents who do not follow the rules. Without PHDEP, the majority of law abiding public housing residents will again be subject to being victimized by a few bad actors.

HUD Budget Proposal for the Public Housing Operating Fund Is Not An Increase, As Stated, and Does Not Provide Sufficient Funds For HUD to Meet Its Contractual Obligations To Housing Authorities

In its budget materials, HUD states that Public Housing Operating Funds are increased by $150 million. In real terms, the alleged increase actually results in a significant shortfall in the public housing operating account.

The actual need, as defined by the current Performance Funding System, for the Public Housing Operating Fund for fiscal year 2002 is approximately $3.8 billion. In some places, HUD states that the additional $150 million is to offset the loss of PHDEP funds of $309 million, in other places, it states that these monies are to fund increased utility costs, estimated to be approximately $300 million, and no where does it account for additional overall increases in operating cost due to inflation, determined by OMB to be about $54 million. HUD proposes only to fund about $3.38 billion, leaving a shortfall of between $400 and $500 million. This is in addition to operating subsidy shortfalls that housing authorities have incurred over the last 9 years totaling over $1.2 billion.

Escalating Energy Costs Have Diverted Housing Authority Funds from Maintenance and Other Management Items and Should Be Restored

Soaring energy prices, coupled with severe winters, have resulted in dramatic increases in energy prices. In both fiscal years 2000 and 2001, utility cost increases greatly outpaced HUD's estimates resulting in a Public Housing Operating Fund shortfall today of approximately $362 million for which housing authorities and public housing residents have no source of payment. The $105 million identified in a recent HUD Notice (PIH Notice 2001–9) that the Department says it will use to cover utility cost increases in public housing are not additional monies. These funds already have been appropriated by Congress to meet operating needs in a given fiscal year, however, it appears HUD intends to distribute them differently. We are not aware of any legal authority that allows HUD to withhold these funds and redistribute them as the Notice describes.

This amount consists of $50 million in undistributed funds from fiscal year 2001 and $55 million in funds Congress appropriated over the Administration's request in fiscal year 2001. Since HUD has not yet notified PHA's as to whether they will receive full funding in fiscal year 2001, or partial funding as has been the case in recent years, it is not accurate to characterize this amount as a "supplement" to assist with utility cost increases. The $55 million in undistributed balances from fiscal year 2000—a year in which PHA's were funded at only 98.5 percent of full eligibility under the established funding formula is also not extra money. HUD's proposal is really recycled funds held back from a previous funding year in which PHA's were not fully funded—fiscal year 2000—and sets aside existing—and quite possibly insufficient—fiscal year 2001 appropriations to cover cost increases for certain PHA's. While nationally utility rates have increased on average by about 20 percent, in Atlanta, we experienced natural gas rate increases of about 100 percent during the winter months.

HUD's Proposed $640 Million Reduction In Housing Authority Section 8 Reserves Will Make Using Section 8 Vouchers Even More Difficult for Low-Income Families

HUD's proposal to cut $640 million from the local housing authority's Section 8 reserves will make it even more difficult than it already is for families to use their Section 8 vouchers. As HUD and Congress are aware, low-income families across the country are reporting difficulty in using Section 8 vouchers due reduced availability of decent housing at the price provided by the voucher. Housing authorities have been using the 2 month reserve accounts mandated by HUD to make additional resources available, so that families can have more housing choices. HUD, the public housing authorities, residents, and other interested parties gathered for a Negotiated Rulemaking last year, as authorized in the Public Housing Reform Act of 1998, determined that housing authorities needed at least 2 months of reserves to make the Section 8 program effective. HUD's proposed reduction in the reserve accounts will mean fewer low-income families will be able to use the Section 8 program to obtain decent housing.

Summary

Members of the Committee, the country is awash in surpluses. At the same time we are facing a national affordable housing crisis; working families, elderly and the disabled are being priced out of the real estate market. The President is proposing multibillion dollar tax cuts and a limited 4 percent increase in domestic programs, though not for public housing. Surely, no one could have intended that, in this period of prosperity, benefits for low-income persons would be squeezed so much to further those goals. We do not propose new activity. Unlike other HUD budget items, public housing funds are designed to protect a $90 billion existing asset for the country. We seek your help in providing our 3.2 million residents decent and safe housing, and, improving the lives for our elderly, disabled, youth, and working families.

PREPARED STATEMENT OF BARBARA SARD

DIRECTOR OF HOUSING POLICY
CENTER ON BUDGET AND POLICY PRIORITIES

APRIL 25, 2001

I appreciate the invitation to testify today. I am Barbara Sard, Director of Housing Policy for the Center on Budget and Policy Priorities. The Center is a nonprofit policy institute here in Washington that specializes both in fiscal policy and in programs and policies affecting low- and moderate-income families.

My testimony today focuses on the Administration's budget for the Department of Housing and Urban Development in the context of the persistence of affordable housing shortages and unmet housing needs for low-income families and individuals. The testimony also discusses the critical link between affordable housing and welfare reform, and examines the Administration's proposals concerning the Section 8 voucher program.

Affordable Housing Shortage and Unmet Housing Needs [1]

The strong economy during much of the 1990's helped lead to significant increases in homeownership and an 8 percent drop from 1997 to 1999 in "worst case" housing needs among very low-income renters—HUD defines "worst case" housing needs as unsubsidized renter households with incomes at or below 50 percent of area median income that pay more than half of household income for rent and utilities or live in severely substandard rental housing. But the strong economy had its downside as well, contributing to the continuing decrease in the number of affordable housing units on the private market. Between 1997 and 1999, the total number of units affordable to renters with very low-incomes—those with incomes below 50 percent of the area median—fell by 1.14 million, a 7 percent decline in just 2 years. The supply of rental housing is of major importance because one of every three households rents its housing.

Despite increased involvement in the labor market, millions of poor and near-poor families remain unable to afford decent housing. The most recent data from the American Housing Survey show that in 1999, approximately 4.9 million very low-income renter households that did not receive housing assistance paid more than half of their income for rent and utilities or lived in severely substandard housing. This means that 10.9 million people, including 3.6 million children, 1.4 million elderly, and 1.3 million disabled adults, have severe housing needs that the Nation's economic progress has not remedied. Nonetheless, work effort among households with worst case housing needs has increased. In 1999, 80 percent of households with worst case housing needs that had an adult who was not elderly or disabled relied on earnings as their primary source of income, compared with 74 percent of such households in 1997.[2]

For more than three-fourths of the households with worst case housing needs, a severe housing cost burden is their only housing problem. Some 17 percent pay more than half their income to live in physically inadequate or overcrowded hous-

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[1] The data for this testimony have been culled from analyses of the 1999 American Housing Survey by HUD staff and by Cushing Dolbeare on behalf of the National Low Income Housing Coalition. See U.S. Department of Housing and Urban Development, *A Report on Worst Case Housing Needs in 1999: New Opportunity Amid Continuing Challenges,* January 2001; U.S. Department of Housing and Urban Development, Office of Policy Development and Research, *U.S. Housing Market Conditions,* November 2000; and Cushing N. Dolbeare, "Low Income Housing Profile," *2001 Advocate's Guide to Housing and Community Development Policy,* National Low Income Housing Coalition, March 2001.

[2] The analysis of the 1997 AHS data by the Joint Center for Housing Studies of Harvard University contains more detail on working families than HUD's latest report. Among unsubsidized very low-income renters with earnings equal to or exceeding the equivalent of full-time employment at the Federal minimum wage—$10,300 per year—71 percent paid more than 30 percent of their income for housing costs. Most of these cost-burdened families paid more than half their income for rent and utilities despite their earnings. Joint Center for Housing Studies of Harvard University, *The State of the Nation's Housing 2000.*

ing. HUD's analysis of worst case needs is restricted to households with incomes at or below 50 percent of area median who do not have housing assistance. HUD found that in 1999, 14.3 percent of renters had worst case needs. If one looks instead at the housing problems of all renters, without limiting the analysis to those with very low-incomes and without housing assistance, fully half of all renter households had either moderate or severe housing problems in 1999.[3]

Many communities have experienced an accelerated loss of affordable rental units in recent years due to escalating rents, conversion of rental housing to other uses, or abandonment. The number of units affordable to renters with extremely low-incomes dropped by 750,000, or 13 percent, between 1997 and 1999. The number of units affordable to households with incomes between 31 and 50 percent of the area median income also declined. Some 400,000 such units either ceased to be used as rental housing or increased in price sufficiently as to become unaffordable for such households. In every region of the United States, rental housing affordable to extremely low-income renters—those with incomes at or below 30 percent of the area median income—was in shorter supply than housing affordable to other income groups. The West and the Northeast suffered particularly from having insufficient units available for rent.

These changes in the housing market also have reduced the number of housing units potentially available to families with Section 8 vouchers. Between 1997 and 1999, the number of units with rents below the HUD-determined Fair Market Rent (FMR) dropped significantly. Vacancy rates for units renting at or below the applicable FMR fell in every region except the Midwest. Everywhere the units in shortest supply were those with three or more bedrooms and rents below FMR, making the search for housing particularly difficult for voucher holders with three or more children. Not surprisingly, in every region, suburbs had the lowest vacancies in units renting below the FMR. These are the areas that are most likely to have the greatest job growth.

In addition, there is recent anecdotal evidence from many areas that vacancy rates have declined far below the 5 percent level that is generally considered the minimum for a healthy rental market. For example, recent studies in Colorado have shown that the rental vacancy rate in the Denver metropolitan area in the last quarter of 2000 was 4.7 percent. In the period from September 2000 to February 2001, the rental vacancy rate outside of the Denver metro area fell from 4.1 percent—already very low—to 3.2 percent. Not surprisingly, rents have escalated in these tight housing markets. The average rent in the Denver area was $792.67 at the end of 2000, an increase of 8.1 percent in 1 year. Statewide, rents rose 4.9 percent, to an average of $753.[4] It is clear that finding available low-rent housing has become a difficult proposition in urban and suburban communities alike.

Extremely low-income renter households have by far the greatest incidence of acute housing problems. Fully 87 percent of these renters—some 6.8 million households—had severe or moderate housing problems in 1999. More specifically, 65 percent of extremely low-income renters had severe cost burdens, 14 percent had moderate cost burdens, 15 percent lived in physically defective housing, and 6 percent lived in overcrowded conditions. Some had multiple problems.These data include a substantial number of households receiving housing assistance. The vast majority of the households living in physically defective or overcrowded housing also were paying more than 30 percent of their income to rent such inadequate housing.

What should we learn from these data? That even if a rising tide were to continue and were to lift all boats, so to speak—and there is increasing evidence that neither assumption can be relied on—the boats of far too many of our citizens would still be leaking. That is, even if their incomes did rise, without additional resources, millions of extremely low-income families will remain unable to obtain decent quality housing that they can afford. In many areas and for many families, new housing needs to be constructed or run-down housing fixed up to solve the problems of poor housing quality, overcrowding, and low vacancy rates that are driving up prices. For

[3] Moderate housing problems include paying more than 30 percent of income for rent and utilities, overcrowding, and physical deficiencies that are not considered severe. Dolbeare's detailed analysis of the housing problems of renters in 1999 shows that 43 percent of all renters, regardless of income, had high housing cost burdens, with 22 percent having severe housing cost burdens—paying over 50 percent of income for rent and utilities—and another 21 percent having moderate housing cost burdens—paying 30–50 percent of income for rent and utilities—twelve percent of renters lived in housing with severe or moderate physical quality problems, and 5 percent of renter households were overcrowded. Most of these households living in physically inadequate or overcrowded housing had more than one housing problem.

[4] Kristi Arellano, "Rents Gain Eight Percent in Tight Market," *Denver Post,* January 25, 2001; Tom McGhee, "Apartment vacancy rates dip, rents up outside metro area," *Denver Post,* April 10, 2001.

other areas and other families, rental assistance alone will remedy their housing problems. Any effort to produce or rehabilitate additional housing should focus primarily on extremely low-income households, as these are the households with the greatest needs.

Lack of Affordable Housing May Undermine Welfare Reform Efforts

Most families that leave welfare for work do not earn enough to afford decent quality housing. Typically, households that previously received welfare benefits and have at least one working member earn less than $3,500 per quarter—many studies report average earnings far below this amount.[5] Even if these earnings continue without periods of unemployment or underemployment, which is unlikely, families with incomes of $14,000 per year typically must pay more than half their income for decent housing if they do not have housing assistance. On average, a family must earn at least $12.47 per hour of full-time work—about $25,000 per year—to afford a two-bedroom housing unit at the Fair Market Rent. In no county, metropolitan area, or State does a family earning the equivalent of full-time employment at the minimum wage have enough income to pay the Fair Market Rent for housing with one or more bedrooms without spending more than 30 percent of income for rent and utilities.[6] Federal guidelines set during the Reagan Administration provide that rental housing is affordable when the costs of rent and utilities do not exceed 30 percent of a family's adjusted income.

Families that pay too much of their income for housing or live in severely inadequate or overcrowded housing may have to move frequently. Such moves may interrupt work schedules and jeopardize employment and also may adversely affect children's educational progress. A recent study in Ohio found that 42 percent of families that had recently left welfare and paid more than half their income for housing moved in the 6 month period after leaving welfare. In contrast, roughly 8 percent of the general population moves in a 6 month period.[7]

High housing costs can leave families with insufficient remaining income for basic necessities or to pay for child care, clothing for work, transportation, and other expenses that often must be met if families are to navigate successfully the transition from welfare to work. Without housing subsidies or other assistance to help families close the gap between housing costs and limited incomes, families may not be able to move to areas with greater employment opportunities. By helping recipients rent apartments they could not otherwise afford, tenant-based subsidies can enable poor families to move to areas with better access to jobs or to areas where parents feel safe enough to go to work and leave older children unattended or return from work at night on public transportation. In many areas, however, vouchers must be coupled with strategies to increase the production of units that families can rent with their vouchers.

Affordable housing also may enhance welfare reform efforts. Research increasingly suggests that vouchers and other Government housing subsidies can help promote work among long-term welfare recipients when combined with a well-designed welfare reform program. Of particular note is the recently released evaluation of the Minnesota Family Investment Program (MFIP) by the Manpower Demonstration Research Corporation (MDRC). Taken as a whole, the gains it found—including reductions in poverty, increases in employment and earnings, and even increases in marriage—are among the strongest ever documented for a welfare reform undertaking in the United States. Most of the success of MFIP was due to the substantial increases in employment and earnings it generated among families receiving housing assistance, primarily Section 8 vouchers, in contrast to the limited or no gains among families without housing assistance. This is one of a growing number of studies that find significantly greater welfare reform effects among families with housing vouchers—and sometimes other forms of housing assistance—than among other

[5] See studies gathered in Barbara Sard and Jeff Lubell, *The Increasing Use of TANF and State Matching Funds to Provide Housing Assistance to Families Moving from Welfare to Work,* Center on Budget and Policy Priorities, February 2000, p. 18, notes 46–49, available on the Internet at http://www.cbpp.org/2–17–00hous.pdf, and in U.S. Department of Health and Human Services, Office of Assistant Secretary for Planning and Evaluation, *"Leavers" and Diversion Studies: Summary of Research on Welfare Outcomes Funded by ASPE,* available on the Internet at http://aspe.os.dhhs.gov/hsp/leavers99/ombsum.htm. Studies of welfare leavers' household incomes generally look at income on a monthly or quarterly basis, rather than annually.

[6] National Low Income Housing Coalition, *Out of Reach 2000: The Growing Gap Between Housing Costs and Income of Poor People in the United States,* September 2000, available on the Internet at www.nlihc.org.

[7] Claudia Coulton *et al., Issues of Housing Affordability and Hardship Among Cuyahoga County Families Leaving Welfare Quarter 4, 1998–Quarter 3, 1999,* Center on Urban Poverty and Social Change, Special Topics in Welfare Reform Report No. 1, 2001.

low-income families, suggesting that housing assistance may enhance the effects of welfare reform strategies in promoting employment.[8]

The current shortage of affordable housing and the critical link between housing and welfare reform underscore the need for additional funds for housing vouchers, as well as for the production of new rental housing. The fact that millions of families are paying a disproportionate share of their income on rent or are living in substandard housing should signal that significant investments in low-income housing programs are overdue. To fail to make such investments when as a Nation we have the necessary resources will only exacerbate these problems.

The HUD Budget Proposals

In light of the affordable housing shortage, the millions of families with worst case housing needs, and the apparent importance of affordable housing to sustaining progress in the transition of families from welfare to work, the Administration's new housing budget proposals must be carefully examined. Other witnesses today will explain how proposed reductions in public housing funds may over time reduce the number of livable public housing units, and in the short run may reduce the quality of life for families with children and elderly and disabled individuals living in public housing.

I will address the Administration's housing voucher proposals. In particular, I will discuss the proposal to increase the number of families and individuals receiving housing vouchers by less than 40 percent of the number of additional vouchers funded in 2001. In addition, I will discuss why the proposed halving of Section 8 reserve funds may, if enacted without change, result in fewer families receiving voucher assistance without an explicit decision by Congress to take such a step. Reducing Section 8 reserves also is likely to make it more difficult for families that do receive vouchers to use them, particularly in areas with greater employment opportunities.

Incremental Vouchers: Less than 40 Percent of Number Funded in Fiscal Year 2001

The Administration's budget includes a request for $197 million for 33,700 incremental vouchers. While we strongly support the funding of additional Section 8 vouchers, we respectfully suggest that this proposal is inadequate in light of the magnitude of families' needs and the essential role of vouchers in a comprehensive housing strategy.

The Administration's proposed increase in the number of new vouchers is less than 40 percent of the number of additional vouchers funded in 2001. In the fiscal year 2001 budget, Congress provided funding for 79,000 so-called "incremental" housing vouchers, as well as 8,000 new vouchers for disabled applicants. Despite the labels, both sets of new vouchers represent additions to the overall supply of Federal housing subsidies. If any of these 8,000 earmarked vouchers are not needed to offset the reduction of housing opportunities for disabled persons that occurs when certain developments are restricted to elderly tenants—so-called—"designated housing"—the remaining vouchers are made available to agencies that are willing to distribute them to disabled applicants. The designation of public housing or privately owned assisted housing as elderly-only does not displace disabled tenants in residence. It does, however, prevent new disabled individuals from residing in the buildings. Because the earmarked vouchers are *not* used for the relocation of current assisted tenants, but only for new applicants, they increase the supply of federally assisted housing. In fact, then, 87,000 new, incremental vouchers were funded in fiscal year 2001. In contrast, the Administration has proposed only 33,700 "incremental" vouchers and no additional vouchers for disabled applicants.

The HUD briefing book states, "PHA's will be encouraged to provide up to $40 million in voucher funds for nonelderly disabled persons." It is unclear what steps HUD intends to take and what the likely results may be. The most that PHA's could be asked to do, however, would be to move disabled applicants ahead of others on their waiting lists. Encouraging PHA's to rearrange their waiting lists does not increase the supply of housing assistance—it only serves to delay further the receipt of voucher assistance by other applicants. Moreover, the chances that HUD's actions

[8] Center on Budget and Policy Priorities, "Research Evidence Suggests That Housing Subsidies Can Help Long-Term Welfare Recipients Find and Retain Jobs," June 2000, available on the Internet at http://www.cbpp.org/6–27–00hous.htm; Cynthia Miller, Virginia Know, Lisa A. Gennetian, Martey Dodoo, Jo Anna Hunter, and Cindy Redcross, "Reforming Welfare and Rewarding Work: Final Report on the Minnesota Family Investment Program, Vol. 1: Effects on Adults." New York: Manpower Demonstration Research Corporation, August 2000. See also, Barbara Sard and Jeff Lubell, *The Value of Housing Subsidies to Welfare Reform Efforts,* Center on Budget and Policy Priorities, February 2000, available on the Internet at http://www.cbpp.org/2–24–00hous.htm.

will result in additional vouchers for disabled applicants appear to be slim, in light of HUD's previous reluctance to prescribe conditions for approval of designated housing plans. This is of particular concern in light of HUD's recent finding that very low-income households with disabled members have a higher incidence of worst case housing problems than any other group.[9]

Ten Thousand Fewer "Tenant Protection" Vouchers

In addition, the Administration's budget reduces another component of new voucher funding in comparison with the fiscal year 2001 budget approved by Congress. The Administration seeks funding for only 30,300 "tenant protection" vouchers in fiscal year 2002. For the current year, Congress appropriated funding for 40,300 "tenant protection" vouchers—10,000 more than the Administration proposes. Tenant protection vouchers provide continuing housing assistance when public housing is demolished or private owners terminate their HUD contracts. If such vouchers are distributed only to families that previously received Federal housing assistance, they are not "incremental" vouchers because the number of federally assisted units is not increased. In such cases, the number of families with voucher assistance increases while the number of families with public housing or project-based Section 8 assistance decreases by an equivalent amount.—When PHA's receive vouchers to replace previously unoccupied and uninhabitable public housing units, however, tenant protection vouchers represent a real increase in the number of households receiving Federal housing assistance.

It is possible that HUD anticipates fewer public housing demolitions and/or fewer Section 8 opt-outs in fiscal year 2002 than in recent years, and thus less need for tenant protection vouchers. HUD has not provided a rationale for the reduced request for tenant protection vouchers, and it is not clear if or why there would be less need for such vouchers next year.

It is important to note, however, that the proposed budget language deletes the HOPE VI program—Section 24 of the U.S. Housing Act—from the list of the purposes for which tenant protection vouchers may be issued. This may indicate that HUD is not intending to provide new voucher funding to replace previously unoccupied units that are demolished with HOPE VI funds. (HUD's policy has been to provide such replacement vouchers when requested by a PHA.) In addition, HUD may be expecting that new voucher funding needed to relocate families in conjunction with HOPE VI demolition or revitalization grants will come from the HOPE VI account. This, however, would force PHA's that did not want to reduce the amount of HOPE VI grant funds available for construction of replacement public housing units to relocate families using existing resources—either vacant public housing units in other developments or vouchers that become available through turnover. If displaced public housing tenants get priority for these existing housing resources, families on the agencies' waiting lists will have to wait longer to receive housing assistance. Either possibility would mean a net reduction in the supply of federally assisted housing, as the number of newly constructed or rehabilitated public housing units plus new vouchers would be less than the number of public housing units demolished.

Potential Problems with Reduction of Section 8 Reserves From Two to One Month

The Administration's budget proposes to reduce PHAs' reserves for the Section 8 voucher program from 2 months to 1 month of annual budget authority in fiscal year 2002. This proposal would "save" $640 million in budget authority, which the Administration uses to offset the cost of renewing Section 8 contracts in fiscal year 2002. While this proposal may appear to be harmless, for the reasons discussed below it may result in a silent reduction in the number of families receiving voucher assistance. It also may discourage PHA's from taking the actions necessary to use all their voucher funds and to facilitate families' moves to better neighborhoods. In 1999, senior HUD staff expressed their belief that the 2 month reserve is necessary and that reducing it to 4 weeks would represent "a serious threat to housing the baseline families."[10] HUD has not released any analysis indicating a basis to change this conclusion.

As described below, reserves play an important role in the Section 8 program even for the agencies that do not draw on them. The Administration's proposal to reduce Section 8 reserves by half may undercut efforts to increase the utilization of voucher funds and to make families' search for housing more successful.

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[9] HUD 2001 at 5.

[10] See Summary of the Negotiated Rulemaking Session of July 19–20, available on the Internet at http://www.hud.gov/pih/programs/s8/jul19–20.pdf, page 3.

At best, the Administration's proposal would result in only a one-time savings of budget authority and make no difference in outlays—there would be no effect on outlays if all PHA's can serve the anticipated number of families with only 1 month of reserves. This is unlikely to be the case, however, for some PHA's, as explained below. The BA savings would result from recapturing reserve funds that are not spent in fiscal year 2001 and not having to reallocate these funds in fiscal year 2002. After fiscal year 2002, the status quo of 1 month of reserves would be maintained, and there would be no further BA savings. This means that for the fiscal year 2003 budget, an additional $640 million in BA—plus inflation—will be required to renew Section 8 contracts in comparison with fiscal year 2002, on top of the increase that will otherwise be required to renew additional expiring contracts and maintain assistance to the same number of families. Today's "savings" may set up tomorrow's program cut.

A Possible Compromise: A HUD Headquarters Reserve

There may be a compromise solution that would allow the one-time recapture of some Section 8 budget authority while ensuring that funds are available to those PHA's that need them. Instead of continuing to commit $640 million in budget authority to a second month of reserve funding for each PHA, some lesser amount could be placed in a HUD headquarters reserve. Funds from the headquarters reserve would be available to those agencies—probably less than half of all PHA's—that need more than 1 month's reserve to provide voucher assistance to the number of families they are authorized to serve. Through such a mechanism the problems detailed below could potentially be avoided.

In addition to stating clearly that HUD is permitted to hold a certain amount of appropriated funds in a headquarters reserve, it would be important for Congress to direct HUD to establish a simple and reliable method for PHA's that need additional funds to obtain them to serve the number of families authorized by HUD. As explained below, if PHA's do not trust HUD to make needed funds available, they are unlikely to incur additional costs in their voucher programs, and as a result problems with using vouchers are likely to increase.

The voucher statute authorizes a HUD headquarters reserve. In merging the certificate and voucher programs into a voucher-based model, Congress authorized the HUD Secretary to set aside up to 5 percent of annual Section 8 budget authority as an "adjustment pool." The stated purpose of the set-aside is to permit PHA's to increase their voucher payments so that the change from a certificate to a voucher form of assistance does not require families to pay too much of their income for housing.[11] Despite this authorization, the appropriations committees and the Congress have in the past directed that funds that were not obligated to PHA's were to be recaptured and rescinded.

The paramount goal in considering the Administration's proposal to reduce Section 8 reserves should be to keep the commitment to renew fully *all* expiring Section 8 contracts. This requires the appropriation of sufficient funds to provide voucher assistance to the total number of families that Congress has authorized over the years. A technical change in Section 8 reserves must not operate as a largely invisible means to shrink the size of the Section 8 voucher program. If access to reserves is restricted, agencies with annual budgets that do not include sufficient funds to meet increased costs may be required to reduce the number of families served and possibly to terminate rental assistance payments to property owners, causing families to lose their housing. Even for agencies that do not need to draw on reserve funds to maintain assistance to families, the reduction in reserves may discourage adjustments in voucher payments to meet rising rent and utility costs. If agencies do not increase voucher payments despite increased housing costs, more families may be unable to use their vouchers or may be restricted to areas of poverty and minority concentration. As a result, the Administration's proposal to reduce Section 8 reserves by half may undercut efforts to increase the utilization of voucher funds and to make families' search for housing more successful.

Below is a brief explanation of why up to 2 months reserves in addition to annual funding may be important for the effective operation of the voucher program.

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[11] See 42 U.S.C. § 1437f(o)(1)(C). Under the certificate program, families paid 30 percent of their income for rent and utilities. The PHA paid the remainder of the rental charge to the owner. Certificates could be used only in units that rented below the HUD-determined Fair Market Rent. Under the new merged voucher program, PHA's set a voucher payment standard between 90 and 110 percent of the FMR, with some exceptions. Families can choose to rent units with costs that exceed the PHA's payment standard—if the PHA determines that the rent is reasonable. If they rent much more expensive units they pay 30 percent of their income plus the rent in excess of the payment standard.

The Role of Reserves in the Renewal of Section 8 Funding

Most Section 8 voucher contracts between HUD and PHA's are annual. Under the current system of renewing voucher contracts, a PHA receives a budget allocation in advance of the calendar year based on its prior fiscal year's average cost per month for each family assisted.[12] HUD adjusts the prior year's average cost for inflation and multiplies the adjusted average cost by the number of vouchers the PHA is authorized to administer. If a PHA's costs in 2002 are much higher than the base year's costs plus the inflation factor that was used to calculate the PHA's budget, it will not have enough funds in 2002 to pay landlords unless it reduces the number of families it serves.

The negotiated rulemaking panel that helped HUD develop the new renewal policy recognized the weakness of a methodology that calculates the cost of renewing voucher contracts based on previous average costs—I was a member of that panel. To remedy this problem, access to reserves is a linchpin of the new renewal policy. Each year, HUD generally sets aside an amount equal to 2 months of each PHA's annual budget as program reserves. If a PHA has not used any of its reserves in the previous year, the existing reserve is merely adjusted to be equal to 2 months' worth of a given year's budget. PHA's that have not been found by HUD to have serious management deficiencies may draw on at least 1 month's reserve, and a second month with HUD approval, to meet the costs of assisting the authorized number of families—if a PHA uses its reserves to serve additional families, in excess of the number authorized by HUD, HUD will not reimburse the PHA and the PHA will have to operate with reduced reserves.[13]

Reasons a PHA's Average Costs May Increase

A PHA's average cost to provide housing assistance through the voucher program may increase from year-to-year for a number of reasons—average costs also may decrease, but decreased costs do not require the use of reserves. The most obvious is an increase in the voucher payment standard, which determines the maximum amount a PHA contributes for a family's rent and utility costs. Generally, PHA's may set the payment standard between 90 and 110 percent of the HUD-determined Fair Market Rent, and may set the payment standard higher or lower with HUD approval.

HUD publishes FMR's annually. When rent and utility costs are increasing, it is likely that FMR's will increase as well. When HUD increases the applicable FMR, a PHA is likely to increase its payment standard. A PHA also may exercise its discretion to increase its payment standard in light of escalating housing and utility costs. If PHA's in areas hit by rapidly rising rents and/or utility costs are forced by a reduction in reserves to choose between a needed increase in the payment standard and a reduction in the number of families they can assist, families in need of housing assistance, as well as those that already have vouchers may suffer as a result. If a PHA responds to the quandary by keeping payment standards down, families that receive vouchers may not be able to use them and those that already have voucher assistance will have to pay an increased share of income if rent or utility costs increase. If a PHA instead chooses to increase its voucher payment standard, families on the waiting list will have to wait longer to receive assistance.

Recently, HUD has increased FMR's substantially in many areas to help deconcentrate the areas in which voucher holders locate within a metropolitan area and to enhance the likelihood that families will succeed in using their vouchers. In January 2001, HUD increased the FMR to the 50th percentile—from the 40th percentile—in 39 metropolitan areas that contain about 500 PHA's. HUD made this change based on data indicating that in these areas, Section 8 users were overly concentrated in a small number of census tracts. In calendar 2002, these PHA's will receive renewal funding based at least in part, and possibly entirely, on their costs prior to the FMR increase. They are unlikely to have sufficient funds within their annual budgets to provide assistance to the number of families they are authorized to serve without using reserves.

Similarly, beginning in October 2000 HUD has permitted PHA's with voucher success rates below 75 percent to increase their payment standards as if their FMR's had been increased to the 50th percentile. Agencies that have used this new flexibility to increase their voucher payment standards, enabling voucher holders to find qualifying units, also will need to access reserves to avoid reducing the number of

[12] The renewal formula may be based on actual costs two fiscal years previously, depending on the timing of the PHA's fiscal year in relation to the calendar year, the PHA's provision of an audited year end statement to HUD, and HUD's review.

[13] HUD explained the critical role of PHAs' increased flexibility to access reserves and how the new reserve policy works in a notice issued April 19, 2000. See 65 Fed. Reg. 21,090.

families served. Reducing reserves in 2002 may undermine the programmatic gains achieved through these changes.

HUD has indicated that the fiscal year 2002 FMR's are likely to be substantially higher in many areas due to increased rents and utility costs. To implement the increased FMR's without reducing program size, more PHA's are likely to need to draw on reserves, as their 2002 budgets will be based on the lower costs they incurred in 2000 or 2001.

Vulnerability of Small PHA's to Increased Costs

Small PHA's and the families they serve are particularly vulnerable to a reduction in Section 8 reserves. About 1,800 of the 2,600 PHA's that administer the voucher program have fewer than 250 vouchers. Such small agencies have virtually no cushion in their regular annual budgets to accommodate a sharp cost increase, even for a few families. If an unusual number of large families come to the top of the waiting list or a few families move with their vouchers from inexpensive rural communities to more expensive cities or suburbs in search of work, an Agency's average costs could substantially exceed its budget. In such a case, the PHA must rely on reserves to assist as many families as it is authorized to assist.

Similarly, an Agency may issue vouchers to additional families to achieve full utilization of its voucher funds, expecting that not all families will succeed in finding units. If more families than anticipated do succeed, however, a small PHA will not have the flexibility in its regular budget to meet its full obligations. It will need to draw on reserves to make payments to owners until some families leave the program through attrition.

The Completion of the Merger of the Certificate and Voucher Programs May Affect Program Costs in 2002

In addition to the general factors that may affect a PHA's need to access reserves—such as rising costs or small agency size—reducing reserves in 2002 may be particularly risky. The first full year of complete merger of the certificate and voucher programs will be 2002—HUD rules required up to a 2 year lag to convert families from the certificate program to the new voucher program. Conversion will not be complete until October 2001. Because subsidies were generally capped at the FMR in the certificate program, but may exceed the FMR in the voucher program, it is reasonable to anticipate that conversion will cause some increase in average costs. This is likely to be the case even in areas that have not experienced rapid increases in rent and utilities in the last 2 years. Renewal funds in 2002 are based on a PHA's actual costs in 2000 or 2001, when most families were still under the certificate program. As a result, many PHA's may need to access their reserves to continue providing assistance to families previously on the Section 8 certificate program, as well as to new families that receive vouchers that become available through turnover.

The Role of Reserves in Influencing PHA Decision-Making

There is an important subjective factor that must be considered in assessing the likely impact of the proposed reduction in reserves to 1 month. To avoid exhausting their budgeted resources, many PHA's would be likely to avoid increasing their average costs. If they are limited to 1 month's reserves rather than the extra cushion that 2 month's reserves provides, PHA's may be discouraged from increasing their voucher payment standards. This may be especially true if HUD were to return to the practice of making PHA's provide burdensome justification of the need to access reserves before granting permission. If PHA's decline to increase payment standards in order to avoid having to request access to reserves, with the resulting risk of HUD's delay or denial, fewer units will fall within the price range accessible to families with vouchers. Families may have less success in using their vouchers and voucher holders may be further concentrated in poor neighborhoods. The net result may be that PHA's are unable to use all the funds appropriated for the voucher program, reducing the number of families receiving Federally assisted housing.

Predicting Need for Reserves Based on Available Data

A comprehensive analysis of the potential problems that may be caused by reducing Section 8 program reserves by half requires current data on reserve use, as well as projections using current cost data. HUD will hopefully make such data publicly available.

Data models that were developed for the 1999 negotiated rulemaking on the Section 8 renewal formula may, however, be instructive. HUD had consultants model the likely need for reserve usage under the renewal system ultimately adopted—as well as under other proposed methods. Based on actual costs in the mid-90's, the model showed that approximately 15 percent of PHA's would need to use 1 month or more of their reserves in order to serve the authorized number of families during the period between incurring increased costs and receiving increased funding. Due to the factors enumerated above which are likely to cause actual average costs to increase to an unusual extent in 2002, the projection that about 15 percent of PHA's would need more than 1 month's reserves to maintain program size under the current renewal funding system is likely to understate the number of PHA's that may need to use a second month of reserve funds in 2002.

The model shows that if PHA's experience "extreme variation" in costs, with average monthly costs changing from $460, to $650, to $690, to $500 over a 4 year period, such PHA's would need all 2 months of reserves in year 2 to maintain program size, in year 3 the 2 months of reserves—assuming HUD had replenished the reserve account—would be insufficient to provide assistance to the authorized number of families. If such PHA's did not receive additional funds on top of their 2 months of reserves, they would have to reduce the number of families served in year 3. If enough households did not leave the program to reduce program size by attrition, some families' subsidies would have to be terminated. In either case, such PHA's would not be able to issue vouchers in year 3 to any families on the waiting list; they would have to reduce the number of families served to try to stay within budgeted funds plus available reserves. If PHA's incur increased average costs but have only 1 month's reserve available, they would be forced to reduce the number of families served more rapidly than under this model. If attrition is not sufficient to keep program costs within the annual budget plus 1 month reserves, payments to property owners would have to be terminated and families would lose their housing.

Conclusion

A decade of prosperity has done little to alleviate America's housing needs. The recent reduction in the number of families with severe housing needs is good news, but at the same time the decrease in the number of affordable rental units on the private market has accelerated. Half of all renters—about one-sixth of the households in this country—have moderate or severe housing problems; 4.9 million very low-income households without housing assistance pay more than half their income for housing or live in severely substandard housing. Relatively few of these households are likely to benefit from the Administration's proposed tax credit to reduce the costs of homeownership. The Administration's HUD budget request largely fails to respond to this unmet need for affordable rental housing.

The Administration's request for 33,700 incremental vouchers is a positive step but one that does not go far enough in light of the magnitude of unmet needs. The requested increase is less than 40 percent of the 87,000 additional vouchers approved for fiscal year 2001—79,000 "fair share" vouchers and 8,000 for the disabled. Further, the proposed reduction of 10,000 "tenant protection" vouchers compared with fiscal year 2001 may reflect a real decrease in the supply of federally assisted housing. The proposed increase of $2.2 billion to renew expiring Section 8 contracts does not represent more households receiving Federal housing assistance. This increase in budget authority is like a mirage: it looks good until one looks at it closely, and then it disappears. No additional families receive Federal housing assistance as a result of this increase in budget authority—it is merely the necessary means to transform multiyear obligations into annual funding. Indeed, the $2.2 billion requested increase for Section 8 renewals may be less than is required, as it relies on the offset of $640 million from public housing Agency reserves for the voucher program. To realize this offset the Administration proposes to reduce PHA reserves from 2 to 1 month. This proposed reduction may require PHA's with significant cost increases to reduce the number of families they serve.

Rather than renewing all expiring Section 8 contracts as it purports to do, the Administration's budget may require a reduction in the number of families served by the voucher program. In addition, if the reduction in program reserves deters PHA's from increasing voucher payments when rents and utility costs increase, fewer families may be able to obtain housing with their vouchers and more voucher funds would not be utilized.

In this era of budget surpluses, we can and should help provide more families with the decent, affordable housing they cannot obtain on the private market. A greater share of households with so-called worst case housing needs are working than ever before, but their earnings are not sufficient to enable them to obtain decent housing they can afford. Lack of affordable housing may undercut the success of welfare reform by making it more difficult for families to obtain and retain employment. If we really want to leave no child behind, we must increase our investment in low-income housing substantially through production and rehabilitation of rental housing and additional housing vouchers.

RESPONSE TO WRITTEN QUESTIONS OF SENATOR SARBANES FROM MEL MARTINEZ

Capital Fund Unexpended Balances

Q.1.a. During your testimony, you stated that Public Housing Authorities had a large amount of unspent Capital Funds. Which PHA's have unexpended balances in the Capital Fund? Please provide detailed information on how much and what percentage of each PHA's funds are unexpended.

A.1.a. See the attached reports which are being submitted and contain the requested information for the top 100 PHA's. A complete report containing this information for each of the over 3,200 PHA's is approximately 600 pages in length, and is available upon request.

Q.1.b. When did these PHA's receive the funds that are currently unexpended?

A.1.b. See the report submitted in response to Q.1.a. The Federal fiscal year designator is used to identify the funding source year.

Q.1.c. Which PHA's have unobligated balances in the Capital Fund? Please provide detailed information on how much and what percentage of each PHA's funds are unobligated?

A.1.c. See the report submitted in response to Q.1.a.

Q.1.d. When did these PHA's receive the funds that are currently unobligated?

A.1.d. See the report submitted in response to Q.1.a. The Federal fiscal year designator is used to identify the funding source year.

Q.1.e. Which PHA's with unexpended balances have failed to meet the time deadlines for expenditure established in the 1998 Public Housing Reform Act?

A.1.e. For Federal fiscal years 1996, 1997, 1998, and 1999, the Office of General Counsel advised that, with respect to the 2 and 4 year obligation and expenditure deadlines, the language in the 1998 Public Housing Reform Act did not apply. The Annual Contributions Contract for fund obligation was signed on different dates near the end of the fiscal year for each PHA. Therefore, the Department used September 30 as the date for starting the clock on fund obligation and expenditure. The obligation and expenditure period based on prior regulations and notices was as follows:

Federal fiscal year 1996. Obligation Deadline: 3/31/98.
Federal fiscal year 1996. Expenditure Deadline: 9/30/99.
Federal fiscal year 1997. Obligation Deadline: 3/31/99.
Federal fiscal year 1997. Expenditure Deadline: 9/30/00.
Federal fiscal year 1998. Obligation Deadline: 3/31/00.
Federal fiscal year 1998. Expenditure Deadline: 9/30/01.
Federal fiscal year 1999. Obligation Deadline: 3/31/01.
Federal fiscal year 1999. Expenditure Deadline: 9/30/02.

The language in the PHRA does apply to funds provided in Federal fiscal year 2000. However, this was the first year of program implementation and the PHA's were not made aware of their funding amounts until June and they signed their ACC's thereafter. Therefore, HUD will use September 30 as the start date and the funds must be obligated under the statute by September 30, 2002 and expended by September 30, 2004.

Q.1.f. Which of these PHA's has HUD worked with to identify the cause of delays?

A.1.f. Currently, there is not a data system that collects such information. However, it is standard operating procedure for HUD staff, when reviewing PHA performance, to provide technical assistance to PHA's that are performing poorly or to declare them troubled and assist them through the Troubled Agency Recovery Centers.

Q.1.g. Which of these PHA's has HUD provided assistance to in correcting problems related to unexpended balances?

A.1.g. As a matter of operating procedures, when HUD staff meet with a PHA, either on a monitoring visit or in providing program technical assistance, the issue of obligations and expenditure of funds in a timely manner is raised. In the past several years, notices and general letters have emphasized to housing authorities their need to move funds through the pipeline expeditiously and responsibly.

LOCCS Unobligated Amount Top 100 PHAs (FY 1987 - 1999)

Remarks	The following data is based on PHAs' OPEN Grants for FY 1987 - 1999.		
	LOCCS data extract date 4/28/2001		
rank	partic_part_code	partic_part_name	Unobligated Amount
1	NY005	New York City HA	$236,044,097.00
2	RQ005	PRPHA	$85,051,263.10
3	NJ002	Newark HA	$26,128,600.20
4	TN001	MEMPHIS	$24,001,254.00
5	LA001	NEW ORLEANS HOUSING AUTHORITY	$21,030,604.00
6	HI001	HAWAII HOUSING AND COMMUNITY DEVELOPMENT CORPORATION	$19,878,922.30
7	MA002	Boston Housing Authority	$17,983,879.70
8	PA001	HOUSING AUTH CITY OF PITTSBURG	$17,256,126.60
9	MI001	DETROIT HC	$16,233,809.00
10	OH003	CUYAHOGA MHA	$15,819,020.50
11	KY001	HA LOUISVILLE	$14,275,710.00
12	NY002	BUFFALO MUNICIPAL HA	$10,843,005.00
13	WA001	Seattle HA	$9,489,485.60
14	FL005	MIAMI-DADE	$8,796,012.00
15	TN005	MDHA	$6,592,322.20
16	PA013	ERIE CITY HOUSING AUTHORITY	$6,066,751.00
17	CA004	Los Angeles City (HACLA)	$5,281,424.00
18	VA007	RICHMOND REDEVELOPMENT & H/A	$5,083,381.00
19	PA009	READING HOUSING AUTHORITY	$4,771,665.80
20	MO001	ST. LOUIS HOUSING AUTHORITY	$4,743,501.90
21	IN017	Indianapolis Housing Agency	$4,679,572.80
22	NJ005	Trenton HA	$4,496,310.80
23	WA002	King Co HA	$4,472,843.60
24	IN011	Gary Housing Authority	$4,266,840.00
25	AL001	BIRMINGHAM	$3,907,027.10
26	IL002	Chicago Housing Authority	$3,529,630.00
27	FL004	ORLANDO	$3,500,845.30
28	CA003	OAKLAND HOUSING AUTHORITY	$3,428,098.00
29	OH004	CINCINNATI MHA	$3,410,062.00
30	IL001	East St. Louis Housing Authority	$3,119,318.00
31	DE001	WILMINGTON HOUSING AUTHORITY	$2,972,972.00
32	AL002	MOBILE	$2,972,208.40
33	PA007	CHESTER HOUSING AUTHORITY	$2,969,996.90
34	CA011	COUNTY OF CONTRA COSTA HSG AUT	$2,852,131.00
35	TN003	KNOXVILLE'S COMMUNITY DEVEL CORP	$2,578,474.00
36	CA002	Los Angeles County (HACoLA)	$2,539,700.00
37	FL003	TAMPA	$2,531,433.00
38	GA006	ATLANTA	$2,459,508.80
39	NE001	OMAHA HOUSING AUTHORITY	$2,408,394.00
40	KY004	HA LEXINGTON	$2,379,404.00
41	NY001	SYRACUSE HA	$2,249,153.00
42	NJ003	Elizabeth HA	$2,219,344.00
43	IL005	Granite City Housing Authority	$2,156,368.30
44	IL025	Cook County Housing Authority	$2,145,129.00
45	NC012	HA WINSTON-SALEM	$2,096,578.00
46	CA005	CITY OF SACRAMENTO	$2,088,383.00
47	AR004	LITTLE ROCK HOUSING AUTHORITY	$2,051,712.00
48	MO002	KANSAS CITY, MO	$1,991,108.00
49	FL041	FT. PIERCE	$1,945,962.70
50	OH015	BUTLER MHA	$1,868,604.30
51	NY012	TROY HA	$1,857,367.00
52	RI001	Providence Housing Authority	$1,721,676.00

LOCCS Unobligated Amount Top 100 PHAs (FY 1987 - 1999)

rank	participant code	participant name	Unobligated Amount
53	PA018	WESTMORELAND COUNTY HSG AUTHOR	$1,655,758.70
54	IL004	Springfield Housing Authority	$1,619,791.20
55	OH007	AKRON MHA	$1,616,614.20
56	NJ037	Irvington HA	$1,613,168.00
57	MI027	INKSTER HC	$1,550,087.00
58	NY009	ALBANY HA	$1,535,329.00
59	OH001	COLUMBUS MHA	$1,502,498.00
60	NC001	HA WILMINGTON	$1,499,826.00
61	NY042	White Plains HA	$1,486,115.00
62	PA038	LACKAWANNA COUNTY HOUSING AUTH	$1,477,629.30
63	VA003	NEWPORT NEWS REDEVELOPMENT & H	$1,475,785.20
64	GA085	QUITMAN	$1,472,957.10
65	AZ001	PHOENIX	$1,426,767.20
66	TX005	Houston Housing Authority	$1,420,104.00
67	CT030	Milford Housing Authority	$1,407,333.30
68	DC001	D.C HOUSING AUTHORITY	$1,323,122.20
69	OK073	TULSA	$1,285,201.50
70	VA004	ALEXANDRIA REDEVELOPMENT & H/A	$1,268,346.00
71	NJ013	Passaic HA	$1,233,795.20
72	TX006	SAN ANTONIO HOUSING AUTHORITY	$1,229,938.60
73	NJ021	Paterson HA	$1,216,999.00
74	MD002	BALTIMORE CITY HOUSING AUTHORITY	$1,196,801.00
75	IL015	Madison County Housing Authority	$1,194,071.90
76	TX538	EL PASO COUNTY	$1,161,386.60
77	NJ007	Asbury Park HA	$1,155,181.30
78	IL022	Rockford Housing Authority	$1,142,029.00
79	WV001	Charleston Housing Authority	$1,136,134.90
80	CT006	Waterbury Housing Authority	$1,131,495.00
81	LA029	CROWLEY	$1,128,100.00
82	IN003	Fort Wayne Housing Authority	$1,125,390.90
83	MI010	BENTON HARBOR HSG COMM	$1,107,207.80
84	SC003	SPARTANBURG	$1,092,264.00
85	KY015	HA NEWPORT	$1,051,000.00
86	VA001	PORTSMOUTH REDEVELOPMENT & H/A	$1,045,002.00
87	CA021	Santa Barbara County	$1,025,673.10
88	IL018	Rock Island City Housing Authority	$1,001,558.00
89	OH014	JEFFERSON MHA	$964,856.20
90	IA020	DES MOINES	$923,929.00
91	IN012	New Albany Housing Authority	$918,449.40
92	OR002	Portland	$905,000.00
93	MI031	MUSKEGON HEIGHTS	$890,367.60
94	GA069	DUBLIN	$885,387.00
95	GA026	LAGRANGE	$831,241.00
96	PA008	HARRISBURG HOUSING AUTHORITY	$824,596.00
97	IL012	Decatur Housing Authority	$817,210.60
98	FL021	PAHOKEE	$814,504.00
99	MD001	ANNAPOLIS HOUSING AUTHORITY	$802,561.00
100	NY029	LACKAWANNA HA	$802,116.30
		Total:	$702,627,669.20

LOCCS Unexpended Amount Top 100 PHAs (FY 1987 - 1999)

Remarks:	The following data is based on PHAs' OPEN Grants for FY 1987 - 1999.		
	LOCCS data extract date 4/28/2001		
Rank	participant code	participant_name	Unexpended Amount
1	NY005	New York City HA	$797,486,293.10
2	RQ005	PRPHA	$348,374,001.30
3	IL002	Chicago Housing Authority	$91,681,777.00
4	LA001	NEW ORLEANS HOUSING AUTHORITY	$88,157,228.00
5	NJ002	Newark HA	$41,512,965.70
6	MA002	Boston Housing Authority	$37,209,865.80
7	MO001	ST. LOUIS HOUSING AUTHORITY	$31,425,951.30
8	KY001	HA LOUISVILLE	$30,406,513.20
9	MI001	DETROIT HC	$30,288,772.00
10	GA006	ATLANTA	$29,811,603.80
11	HI001	HAWAII HOUSING AND COMMUNITY DEVELOPMENT CORPORATION	$29,517,662.20
12	TN001	MEMPHIS	$27,213,635.00
13	CA004	Los Angeles City (HACLA)	$26,018,443.00
14	OH003	CUYAHOGA MHA	$22,164,287.50
15	MD002	BALTIMORE CITY HOUSING AUTHORITY	$21,775,673.00
16	PA002	PHILADELPHIA HOUSING AUTHORITY	$21,538,380.00
17	PA001	HOUSING AUTH CITY OF PITTSBURG	$20,621,016.40
18	AL001	BIRMINGHAM	$19,575,420.50
19	NY002	BUFFALO MUNICIPAL HA	$17,438,692.00
20	CA003	OAKLAND HOUSING AUTHORITY	$16,253,653.00
21	FL005	MIAMI-DADE	$15,457,808.00
22	PA006	ALLEGHENY COUNTY HOUSING AUTHO	$12,679,104.90
23	NJ010	Camden HA	$12,264,814.00
24	TX006	SAN ANTONIO HOUSING AUTHORITY	$11,981,561.60
25	VA007	RICHMOND REDEVELOPMENT & H/A	$11,773,741.00
26	TN005	MDHA	$11,309,115.30
27	WA001	Seattle HA	$10,733,231.80
28	NJ009	Jersey City HA	$9,859,795.00
29	AL002	MOBILE	$9,393,694.30
30	TX003	EL PASO	$8,976,771.50
31	OH001	COLUMBUS MHA	$8,782,291.00
32	WA002	King Co HA	$8,582,416.10
33	IN011	Gary Housing Authority	$7,972,740.00
34	CO001	DENVER	$7,904,830.00
35	PA013	ERIE CITY HOUSING AUTHORITY	$7,423,564.80
36	CA002	Los Angeles County (HACoLA)	$7,090,258.00
37	PA008	HARRISBURG HOUSING AUTHORITY	$6,799,906.40
38	NJ005	Trenton HA	$6,737,969.00
39	FL003	TAMPA	$6,390,087.90
40	NY001	SYRACUSE HA	$5,709,692.50
41	MA003	Cambridge Housing Authority	$5,601,263.00
42	DE001	WILMINGTON HOUSING AUTHORITY	$5,263,694.00
43	OH004	CINCINNATI MHA	$5,240,297.00
44	IN017	Indianapolis Housing Agency	$5,088,471.40
45	CT003	Hartford Housing Authority	$5,076,195.60
46	TN003	KNOXVILLE'S COMMUNITY DEVEL CORP	$5,009,569.10
47	PA009	READING HOUSING AUTHORITY	$4,899,859.60
48	GA004	COLUMBUS	$4,700,140.50
49	CA005	CITY OF SACRAMENTO	$4,696,239.00
50	TX009	DALLAS	$4,627,164.50
51	OR002	Portland	$4,626,997.00
52	NY003	Yonkers HA, City of	$4,415,708.40

LOCCS Unexpended Amount Top 100 PHAs (FY 1987 - 1999)

Rank	participant code	participant name	Unexpended Amount
53	FL004	ORLANDO	$4,228,953.20
54	AZ001	PHOENIX	$4,109,866.60
55	PA015	FAYETTE COUNTY HOUSING AUTHORI	$4,103,425.60
56	PA007	CHESTER HOUSING AUTHORITY	$4,049,466.50
57	VA001	PORTSMOUTH REDEVELOPMENT & H/A	$3,906,871.60
58	MO002	KANSAS CITY, MO	$3,876,978.00
59	IL001	East St. Louis Housing Authority	$3,857,199.00
60	NJ003	Elizabeth HA	$3,823,223.80
61	AL047	HUNTSVILLE	$3,808,738.50
62	NJ021	Paterson HA	$3,803,208.70
63	NY009	ALBANY HA	$3,743,273.10
64	WA005	Tacoma HA	$3,625,932.40
65	OH002	YOUNGSTOWN MHA	$3,568,642.80
66	CA011	COUNTY OF CONTRA COSTA HSG AUT	$3,288,412.10
67	KS001	KANSAS CITY, KS	$3,233,834.00
68	NE001	OMAHA HOUSING AUTHORITY	$3,177,952.00
69	VA004	ALEXANDRIA REDEVELOPMENT & H/A	$3,169,974.10
70	NC012	HA WINSTON-SALEM	$3,098,429.40
71	AR004	LITTLE ROCK HOUSING AUTHORITY	$3,084,484.10
72	NC013	HA DURHAM	$3,055,930.00
73	TX005	Houston Housing Authority	$3,055,060.00
74	KY004	HA LEXINGTON	$2,977,669.30
75	FL041	FT. PIERCE	$2,973,738.80
76	PA018	WESTMORELAND COUNTY HSG AUTHOR	$2,947,752.40
77	NY041	ROCHESTER HA	$2,942,878.00
78	PA003	SCRANTON HOUSING AUTHORITY	$2,931,830.00
79	IL025	Cook County Housing Authority	$2,875,515.10
80	VA003	NEWPORT NEWS REDEVELOPMENT & H	$2,843,268.90
81	OH007	AKRON MHA	$2,822,289.10
82	MA006	Fall River Housing Authority	$2,811,112.00
83	CT004	New Haven Housing Authority	$2,767,351.00
84	NC001	HA WILMINGTON	$2,766,533.00
85	NY012	TROY HA	$2,736,023.00
86	GA002	SAVANNAH	$2,690,342.90
87	MA024	Brockton Housing Authority	$2,646,196.10
88	NC003	HA CHARLOTTE	$2,633,989.50
89	TN004	CHATTANOOGA HOUSING AUTHORITY	$2,592,787.10
90	VA006	NORFOLK REDEVELOPMENT & H/A	$2,586,153.00
91	NY006	UTICA HA	$2,562,173.70
92	PA004	ALLENTOWN HOUSING AUTHORITY	$2,543,826.80
93	MI004	HAMTRAMCK HC	$2,474,909.20
94	AL169	PRICHARD	$2,467,561.00
95	MI058	LANSING HOUSING COMMISSION	$2,435,849.20
96	RI001	Providence Housing Authority	$2,434,670.00
97	IL005	Granite City Housing Authority	$2,413,376.80
98	NH001	Manchester Housing Authority	$2,407,940.00
99	NV002	CITY OF LAS VEGAS HSG AUTH	$2,301,118.50
100	PA023	DELAWARE COUNTY HOUSING AUTHOR	$2,293,141.30
		Total:	$2,143,090,677.20

LOCCS Unobligated Amount Top 100 PHAs (FY 1987 - 1999)

The following data is based on PHAs' OPEN Grants for FY 1987 - 1999.

LOCCS data extract date 4/28/2001

Rnk	participant Code	participant name	Fiscal Year	Unobligated Amount
1	NY005	New York City HA	1999	$236,044,097.00
		New York City HA Total		$236,044,097.00
2	RQ005	PRPHA	1998	$20,000.00
			1999	$85,031,263.10
		PRPHA Total		$85,051,263.10
3	NJ002	Newark HA	1999	$26,128,600.20
		Newark HA Total		$26,128,600.20
4	TN001	MEMPHIS	1998	$10,858,527.00
			1999	$13,142,727.00
		MEMPHIS Total		$24,001,254.00
5	LA001	NEW ORLEANS HOUSING AUTHORITY	1999	$21,030,604.00
		NEW ORLEANS HOUSING AUTHORITY Total		$21,030,604.00
6	HI001	HAWAII HOUSING AND COMMUNITY DEVELOPMENT CORPORATION	1998	$6,970,638.20
			1999	$12,908,284.10
		HAWAII HOUSING AND COMMUNITY DEVELOPMENT CORPORATION Total		$19,878,922.30
7	MA002	Boston Housing Authority	1999	$17,983,879.70
		Boston Housing Authority Total		$17,983,879.70
8	PA001	HOUSING AUTH CITY OF PITTSBURG	1998	$136,583.80
			1999	$17,119,542.80
		HOUSING AUTH CITY OF PITTSBURG Total		$17,256,126.60
9	MI001	DETROIT HC	1998	$3,526,501.00
			1999	$12,707,308.00
		DETROIT HC Total		$16,233,809.00
10	OH003	CUYAHOGA MHA	1996	$97,201.50
			1998	$2,444,913.00
			1999	$13,276,906.00
		CUYAHOGA MHA Total		$15,819,020.50
11	KY001	HA LOUISVILLE	1998	$11,319,516.00
			1999	$2,956,194.00
		HA LOUISVILLE Total		$14,275,710.00
12	NY002	BUFFALO MUNICIPAL HA	1998	$3,988,425.00
			1999	$6,854,580.00
		BUFFALO MUNICIPAL HA Total		$10,843,005.00
13	WA001	Seattle HA	1998	$4,460,037.80
			1999	$5,029,447.80
		Seattle HA Total		$9,489,485.60
14	FL005	MIAMI-DADE	1999	$8,796,012.00
		MIAMI-DADE Total		$8,796,012.00
15	TN005	MDHA	1999	$6,592,322.20
		MDHA Total		$6,592,322.20
16	PA013	ERIE CITY HOUSING AUTHORITY	1998	$1,285,521.00
			1999	$4,781,230.00
		ERIE CITY HOUSING AUTHORITY Total		$6,066,751.00
17	CA004	Los Angeles City (HACLA)	1999	$5,281,424.00
		Los Angeles City (HACLA) Total		$5,281,424.00

LOCCS Unobligated Amount Top 100 PHAs (FY 1987 - 1999)

rank	participant code	participant name	Fiscal Year	Unobligated Amount
18	VA007	RICHMOND REDEVELOPMENT & H/A	1999	$5,083,381.00
		RICHMOND REDEVELOPMENT & H/A Total		$5,083,381.00
19	PA009	READING HOUSING AUTHORITY	1998	$1,965,261.80
			1999	$2,806,404.00
		READING HOUSING AUTHORITY Total		$4,771,665.80
20	MO001	ST. LOUIS HOUSING AUTHORITY	1999	$4,743,501.90
		ST. LOUIS HOUSING AUTHORITY Total		$4,743,501.90
21	IN017	Indianapolis Housing Agency	1998	$1,174,749.80
			1999	$3,504,823.00
		Indianapolis Housing Agency Total		$4,679,572.80
22	NJ005	Trenton HA	1998	$1,036,972.80
			1999	$3,459,338.00
		Trenton HA Total		$4,496,310.80
23	WA002	King Co HA	1999	$4,472,843.60
		King Co HA Total		$4,472,843.60
24	IN011	Gary Housing Authority	1998	$1,858,386.00
			1999	$2,408,454.00
		Gary Housing Authority Total		$4,266,840.00
25	AL001	BIRMINGHAM	1998	$1,807,695.00
			1999	$2,099,332.10
		BIRMINGHAM Total		$3,907,027.10
26	IL002	Chicago Housing Authority	1999	$3,529,630.00
		Chicago Housing Authority Total		$3,529,630.00
27	FL004	ORLANDO	1999	$3,500,845.30
		ORLANDO Total		$3,500,845.30
28	CA003	OAKLAND HOUSING AUTHORITY	1999	$3,428,098.00
		OAKLAND HOUSING AUTHORITY Total		$3,428,098.00
29	OH004	CINCINNATI MHA	1999	$3,410,062.00
		CINCINNATI MHA Total		$3,410,062.00
30	IL001	East St. Louis Housing Authority	1999	$3,119,318.00
		East St. Louis Housing Authority Total		$3,119,318.00
31	DE001	WILMINGTON HOUSING AUTHORITY	1999	$2,972,972.00
		WILMINGTON HOUSING AUTHORITY Total		$2,972,972.00
32	AL002	MOBILE	1998	$580,190.00
			1999	$2,392,018.40
		MOBILE Total		$2,972,208.40
33	PA007	CHESTER HOUSING AUTHORITY	1999	$2,969,996.90
		CHESTER HOUSING AUTHORITY Total		$2,969,996.90
34	CA011	COUNTY OF CONTRA COSTA HSG AUT	1998	$696,737.00
			1999	$2,155,394.00
		COUNTY OF CONTRA COSTA HSG AUT Total		$2,852,131.00
35	TN003	KNOXVILLE'S COMMUNITY DEVEL CORP	1998	$1,083,955.00
			1999	$1,494,519.00
		KNOXVILLE'S COMMUNITY DEVEL CORP Total		$2,578,474.00
36	CA002	Los Angeles County (HACoLA)	1999	$2,539,700.00
		Los Angeles County (HACoLA) Total		$2,539,700.00
37	FL003	TAMPA	1999	$2,531,433.00

LOCCS Unobligated Amount Top 100 PHAs (FY 1987 - 1999)

rank	participant code	participant_name	Fiscal Year	Unobligated Amount
		TAMPA Total		$2,531,433.00
38	GA006	ATLANTA	1999	$2,459,508.80
		ATLANTA Total		$2,459,508.80
39	NE001	OMAHA HOUSING AUTHORITY	1999	$2,408,394.00
		OMAHA HOUSING AUTHORITY Total		$2,408,394.00
40	KY004	HA LEXINGTON	1999	$2,379,404.00
		HA LEXINGTON Total		$2,379,404.00
41	NY001	SYRACUSE HA	1999	$2,249,153.00
		SYRACUSE HA Total		$2,249,153.00
42	NJ003	Elizabeth HA	1999	$2,219,344.00
		Elizabeth HA Total		$2,219,344.00
43	IL005	Granite City Housing Authority	1998	$716,928.60
			1999	$1,439,439.70
		Granite City Housing Authority Total		$2,156,368.30
44	IL025	Cook County Housing Authority	1999	$2,145,129.00
		Cook County Housing Authority Total		$2,145,129.00
45	NC012	HA WINSTON-SALEM	1999	$2,096,578.00
		HA WINSTON-SALEM Total		$2,096,578.00
46	CA005	CITY OF SACRAMENTO	1999	$2,088,383.00
		CITY OF SACRAMENTO Total		$2,088,383.00
47	AR004	LITTLE ROCK HOUSING AUTHORITY	1998	$10.00
			1999	$2,051,702.00
		LITTLE ROCK HOUSING AUTHORITY Total		$2,051,712.00
48	MO002	KANSAS CITY, MO	1999	$1,991,108.00
		KANSAS CITY, MO Total		$1,991,108.00
49	FL041	FT. PIERCE	1999	$1,945,962.70
		FT. PIERCE Total		$1,945,962.70
50	OH015	BUTLER MHA	1998	$498,868.60
			1999	$1,369,735.70
		BUTLER MHA Total		$1,868,604.30
51	NY012	TROY HA	1998	$467,186.00
			1999	$1,390,181.00
		TROY HA Total		$1,857,367.00
52	RI001	Providence Housing Authority	1999	$1,721,676.00
		Providence Housing Authority Total		$1,721,676.00
53	PA018	WESTMORELAND COUNTY HSG AUTHOR	1999	$1,655,758.70
		WESTMORELAND COUNTY HSG AUTHOR Total		$1,655,758.70
54	IL004	Springfield Housing Authority	1998	$327,459.50
			1999	$1,292,331.70
		Springfield Housing Authority Total		$1,619,791.20
55	OH007	AKRON MHA	1999	$1,616,614.20
		AKRON MHA Total		$1,616,614.20
56	NJ037	Irvington HA	1998	$292,683.00
			1999	$1,320,485.00
		Irvington HA Total		$1,613,168.00
57	MI027	INKSTER HC	1999	$1,550,087.00
		INKSTER HC Total		$1,550,087.00

LOCCS Unobligated Amount Top 100 PHAs (FY 1987 - 1999)

rank	participant code	participant name	Fiscal Year	Unobligated Amount
58	NY009	ALBANY HA	1999	$1,535,329.00
		ALBANY HA Total		$1,535,329.00
59	OH001	COLUMBUS MHA	1999	$1,502,498.00
		COLUMBUS MHA Total		$1,502,498.00
60	NC001	HA WILMINGTON	1999	$1,499,826.00
		HA WILMINGTON Total		$1,499,826.00
61	NY042	White Plains HA	1999	$1,486,115.00
		White Plains HA Total		$1,486,115.00
62	PA038	LACKAWANNA COUNTY HOUSING AUTH	1998	$61,848.40
			1999	$1,415,780.90
		LACKAWANNA COUNTY HOUSING AUTH Total		$1,477,629.30
63	VA003	NEWPORT NEWS REDEVELOPMENT & H	1999	$1,475,785.20
		NEWPORT NEWS REDEVELOPMENT & H Total		$1,475,785.20
64	GA085	QUITMAN	1998	$1,472,957.10
		QUITMAN Total		$1,472,957.10
65	AZ001	PHOENIX	1999	$1,426,767.20
		PHOENIX Total		$1,426,767.20
66	TX005	Houston Housing Authority	1999	$1,420,104.00
		Houston Housing Authority Total		$1,420,104.00
67	CT030	Milford Housing Authority	1996	$385,866.00
			1997	$379,935.40
			1998	$293,548.00
			1999	$347,983.90
		Milford Housing Authority Total		$1,407,333.30
68	DC001	D.C HOUSING AUTHORITY	1998	$969,012.20
			1999	$354,110.00
		D.C HOUSING AUTHORITY Total		$1,323,122.20
69	OK073	TULSA	1999	$1,285,201.50
		TULSA Total		$1,285,201.50
70	VA004	ALEXANDRIA REDEVELOPMENT & H/A	1998	$25,000.00
			1999	$1,243,346.00
		ALEXANDRIA REDEVELOPMENT & H/A Total		$1,268,346.00
71	NJ013	Passaic HA	1999	$1,233,795.20
		Passaic HA Total		$1,233,795.20
72	TX006	SAN ANTONIO HOUSING AUTHORITY	1999	$1,229,938.60
		SAN ANTONIO HOUSING AUTHORITY Total		$1,229,938.60
73	NJ021	Paterson HA	1998	$565,890.00
			1999	$651,109.00
		Paterson HA Total		$1,216,999.00
74	MD002	BALTIMORE CITY HOUSING AUTHORITY	1998	$1,196,801.00
		BALTIMORE CITY HOUSING AUTHORITY Total		$1,196,801.00
75	IL015	Madison County Housing Authority	1987	$769,038.00
			1999	$425,033.90
		Madison County Housing Authority Total		$1,194,071.90
76	TX538	EL PASO COUNTY	1998	$1,161,386.60
		EL PASO COUNTY Total		$1,161,386.60
77	NJ007	Asbury Park HA	1999	$1,155,181.30

LOCCS Unobligated Amount Top 100 PHAs (FY 1987 - 1999)

Rank	participant code	participant name	Fiscal Year	Unobligated Amount
		Asbury Park HA Total		$1,155,181.30
78	IL022	Rockford Housing Authority	1999	$1,142,029.00
		Rockford Housing Authority Total		$1,142,029.00
79	WV001	Charleston Housing Authority	1999	$1,136,134.90
		Charleston Housing Authority Total		$1,136,134.90
80	CT006	Waterbury Housing Authority	1999	$1,131,495.00
		Waterbury Housing Authority Total		$1,131,495.00
81	LA029	CROWLEY	1998	$441,026.00
			1999	$687,074.00
		CROWLEY Total		$1,128,100.00
82	IN003	Fort Wayne Housing Authority	1998	$74,900.00
			1999	$1,050,490.90
		Fort Wayne Housing Authority Total		$1,125,390.90
83	MI010	BENTON HARBOR HSG COMM	1998	$505,112.60
			1999	$602,095.20
		BENTON HARBOR HSG COMM Total		$1,107,207.80
84	SC003	SPARTANBURG	1999	$1,092,264.00
		SPARTANBURG Total		$1,092,264.00
85	KY015	HA NEWPORT	1999	$1,051,000.00
		HA NEWPORT Total		$1,051,000.00
86	VA001	PORTSMOUTH REDEVELOPMENT & H/A	1999	$1,045,002.00
		PORTSMOUTH REDEVELOPMENT & H/A Total		$1,045,002.00
87	CA021	Santa Barbara County	1999	$1,025,673.10
		Santa Barbara County Total		$1,025,673.10
88	IL018	Rock Island City Housing Authority	1999	$1,001,558.00
		Rock Island City Housing Authority Total		$1,001,558.00
89	OH014	JEFFERSON MHA	1999	$964,856.20
		JEFFERSON MHA Total		$964,856.20
90	IA020	DES MOINES	1999	$923,929.00
		DES MOINES Total		$923,929.00
91	IN012	New Albany Housing Authority	1999	$918,449.40
		New Albany Housing Authority Total		$918,449.40
92	OR002	Portland	1999	$905,000.00
		Portland Total		$905,000.00
93	MI031	MUSKEGON HEIGHTS	1999	$890,367.60
		MUSKEGON HEIGHTS Total		$890,367.60
94	GA069	DUBLIN	1998	$308,609.00
			1999	$576,778.00
		DUBLIN Total		$885,387.00
95	GA026	LAGRANGE	1998	$117,626.00
			1999	$713,615.00
		LAGRANGE Total		$831,241.00
96	PA008	HARRISBURG HOUSING AUTHORITY	1999	$824,596.00
		HARRISBURG HOUSING AUTHORITY Total		$824,596.00
97	IL012	Decatur Housing Authority	1999	$817,210.60
		Decatur Housing Authority Total		$817,210.60
98	FL021	PAHOKEE	1999	$814,504.00

LOCCS Unobligated Amount Top 100 PHAs (FY 1987 - 1999)

rank	participant code	participant name	Fiscal Year	Unobligated Amount
		PAHOKEE Total		$814,504.00
99	MD001	ANNAPOLIS HOUSING AUTHORITY	1999	$802,561.00
		ANNAPOLIS HOUSING AUTHORITY Total		$802,561.00
100	NY029	LACKAWANNA HA	1999	$802,116.30
		LACKAWANNA HA Total		$802,116.30
		Grand Total		$702,627,669.20

LOCCS Unexpended Amount Top 100 PHAs (FY 1987 - 1999)

Remarks:	The following data is based on PHAs' OPEN Grants for FY 1987 - 1999.			
	LOCCS data extract date 4/28/2001			
rank	participant code	participant_name	Fiscal Year	Unexpended Amount
1	NY005	New York City HA	1996	$92,911,622.50
			1997	$97,756,659.00
			1998	$210,975,834.70
			1999	$395,842,176.90
		New York City HA Total		$797,486,293.10
2	RQ005	PRPHA	1996	$21,142,161.00
			1997	$60,091,244.00
			1998	$107,584,957.00
			1999	$159,555,639.30
		PRPHA Total		$348,374,001.30
3	IL002	Chicago Housing Authority	1999	$91,681,777.00
		Chicago Housing Authority Total		$91,681,777.00
4	LA001	NEW ORLEANS HOUSING AUTHORITY	1991	$1,084,481.00
			1992	$150,204.00
			1993	$735,829.00
			1994	$290,475.00
			1995	$13,663,102.00
			1996	$9,600,864.00
			1997	$8,969,802.00
			1998	$22,031,193.00
			1999	$31,631,278.00
		NEW ORLEANS HOUSING AUTHORITY Total		$88,157,228.00
5	NJ002	Newark HA	1998	$14,227,160.30
			1999	$27,285,805.40
		Newark HA Total		$41,512,965.70
6	MA002	Boston Housing Authority	1997	$4,783,457.30
			1998	$6,375,098.30
			1999	$26,051,310.20
		Boston Housing Authority Total		$37,209,865.80
7	MO001	ST. LOUIS HOUSING AUTHORITY	1998	$12,690,265.60
			1999	$18,735,685.70
		ST. LOUIS HOUSING AUTHORITY Total		$31,425,951.30
8	KY001	HA LOUISVILLE	1997	$6,289,990.00
			1998	$11,574,947.20
			1999	$12,541,576.00
		HA LOUISVILLE Total		$30,406,513.20
9	MI001	DETROIT HC	1998	$6,727,185.00
			1999	$23,561,587.00
		DETROIT HC Total		$30,288,772.00
10	GA006	ATLANTA	1997	$1,158,035.40
			1998	$12,991,780.70
			1999	$15,661,787.70
		ATLANTA Total		$29,811,603.80
11	HI001	HAWAII HOUSING AND COMMUNITY DEVELOPMENT C	1998	$12,554,693.60
			1999	$16,962,968.60

LOCCS Unexpended Amount Top 100 PHAs (FY 1987 - 1999)

Rank	participant code	participant name	Fiscal Year	Unexpended Amount
		HAWAII HOUSING AND COMMUNITY DEVELOPMENT CORPOR		$29,517,662.20
12	TN001	MEMPHIS	1996	$1,545,398.00
			1997	$595,509.00
			1998	$11,666,918.00
			1999	$13,405,810.00
		MEMPHIS Total		$27,213,635.00
13	CA004	Los Angeles City (HACLA)	1998	$5,700,018.00
			1999	$20,318,425.00
		Los Angeles City (HACLA) Total		$26,018,443.00
14	OH003	CUYAHOGA MHA	1996	$97,201.50
			1998	$3,503,340.00
			1999	$18,563,746.00
		CUYAHOGA MHA Total		$22,164,287.50
15	MD002	BALTIMORE CITY HOUSING AUTHORITY	1998	$7,582,718.00
			1999	$14,192,955.00
		BALTIMORE CITY HOUSING AUTHORITY Total		$21,775,673.00
16	PA002	PHILADELPHIA HOUSING AUTHORITY	1999	$21,538,380.00
		PHILADELPHIA HOUSING AUTHORITY Total		$21,538,380.00
17	PA001	HOUSING AUTH CITY OF PITTSBURG	1998	$3,449,104.90
			1999	$17,171,911.50
		HOUSING AUTH CITY OF PITTSBURG Total		$20,621,016.40
18	AL001	BIRMINGHAM	1997	$1,322,379.80
			1998	$6,326,656.90
			1999	$11,926,383.80
		BIRMINGHAM Total		$19,575,420.50
19	NY002	BUFFALO MUNICIPAL HA	1998	$6,281,787.00
			1999	$11,156,905.00
		BUFFALO MUNICIPAL HA Total		$17,438,692.00
20	CA003	OAKLAND HOUSING AUTHORITY	1998	$6,177,020.00
			1999	$10,076,633.00
		OAKLAND HOUSING AUTHORITY Total		$16,253,653.00
21	FL005	MIAMI-DADE	1998	$4,548,974.00
			1999	$10,908,834.00
		MIAMI-DADE Total		$15,457,808.00
22	PA006	ALLEGHENY COUNTY HOUSING AUTHO	1996	$614,453.60
			1997	$1,066,523.50
			1998	$4,178,981.10
			1999	$6,819,146.70
		ALLEGHENY COUNTY HOUSING AUTHO Total		$12,679,104.90
23	NJ010	Camden HA	1990	$22,178.00
			1992	$82,867.00
			1994	$41,789.00
			1995	$927,469.00
			1996	$1,343,905.00
			1997	$3,533,824.00
			1998	$2,991,739.00
			1999	$3,321,043.00

LOCCS Unexpended Amount Top 100 PHAs (FY 1987 - 1999)

rank	participant code	participant name	Fiscal Year	Unexpended Amount
		Camden HA Total		$12,264,814.00
24	TX006	SAN ANTONIO HOUSING AUTHORITY	1998	$2,109,172.70
			1999	$9,872,388.90
		SAN ANTONIO HOUSING AUTHORITY Total		$11,981,561.60
25	VA007	RICHMOND REDEVELOPMENT & H/A	1997	$1.00
			1998	$4,271,413.00
			1999	$7,502,327.00
		RICHMOND REDEVELOPMENT & H/A Total		$11,773,741.00
26	TN005	MDHA	1998	$671,325.10
			1999	$10,637,790.20
		MDHA Total		$11,309,115.30
27	WA001	Seattle HA	1997	$75,730.30
			1998	$5,467,188.50
			1999	$5,190,313.00
		Seattle HA Total		$10,733,231.80
28	NJ009	Jersey City HA	1996	$416,046.00
			1997	$1,485,055.00
			1998	$3,452,406.00
			1999	$4,506,288.00
		Jersey City HA Total		$9,859,795.00
29	AL002	MOBILE	1998	$1,834,347.60
			1999	$7,559,346.70
		MOBILE Total		$9,393,694.30
30	TX003	EL PASO	1998	$2,139,821.00
			1999	$6,836,950.50
		EL PASO Total		$8,976,771.50
31	OH001	COLUMBUS MHA	1998	$136,857.00
			1999	$8,645,434.00
		COLUMBUS MHA Total		$8,782,291.00
32	WA002	King Co HA	1998	$2,076,945.80
			1999	$6,505,470.30
		King Co HA Total		$8,582,416.10
33	IN011	Gary Housing Authority	1998	$1,945,768.90
			1999	$6,026,971.10
		Gary Housing Authority Total		$7,972,740.00
34	CO001	DENVER	1998	$1,644,717.00
			1999	$6,260,113.00
		DENVER Total		$7,904,830.00
35	PA013	ERIE CITY HOUSING AUTHORITY	1998	$2,642,334.30
			1999	$4,781,230.50
		ERIE CITY HOUSING AUTHORITY Total		$7,423,564.80
36	CA002	Los Angeles County (HACoLA)	1997	$1,347,780.00
			1998	$1,016,176.00
			1999	$4,726,302.00
		Los Angeles County (HACoLA) Total		$7,090,258.00
37	PA008	HARRISBURG HOUSING AUTHORITY	1998	$2,672,573.90
			1999	$4,127,332.50

LOCCS Unexpended Amount Top 100 PHAs (FY 1987 - 1999)

rank	participant code	participant name	Fiscal year	Unexpended Amount
		HARRISBURG HOUSING AUTHORITY Total		$6,799,906.40
38	NJ005	Trenton HA	1997	$327,087.00
			1998	$2,689,613.00
			1999	$3,721,269.00
		Trenton HA Total		$6,737,969.00
39	FL003	TAMPA	1998	$898,577.40
			1999	$5,491,510.50
		TAMPA Total		$6,390,087.90
40	NY001	SYRACUSE HA	1997	$380,503.50
			1998	$1,500,939.40
			1999	$3,828,249.60
		SYRACUSE HA Total		$5,709,692.50
41	MA003	Cambridge Housing Authority	1997	$3,196.00
			1998	$1,703,144.00
			1999	$3,894,923.00
		Cambridge Housing Authority Total		$5,601,263.00
42	DE001	WILMINGTON HOUSING AUTHORITY	1997	$178,851.00
			1998	$1,544,597.00
			1999	$3,540,246.00
		WILMINGTON HOUSING AUTHORITY Total		$5,263,694.00
43	OH004	CINCINNATI MHA	1998	$280,697.00
			1999	$4,959,600.00
		CINCINNATI MHA Total		$5,240,297.00
44	IN017	Indianapolis Housing Agency	1998	$1,374,753.40
			1999	$3,713,718.00
		Indianapolis Housing Agency Total		$5,088,471.40
45	CT003	Hartford Housing Authority	1998	$994,411.80
			1999	$4,081,783.80
		Hartford Housing Authority Total		$5,076,195.60
46	TN003	KNOXVILLE'S COMMUNITY DEVEL CORP	1998	$1,283,591.00
			1999	$3,725,978.10
		KNOXVILLE'S COMMUNITY DEVEL CORP Total		$5,009,569.10
47	PA009	READING HOUSING AUTHORITY	1998	$2,015,835.80
			1999	$2,884,023.80
		READING HOUSING AUTHORITY Total		$4,899,859.60
48	GA004	COLUMBUS	1993	$0.50
			1998	$1,167,182.00
			1999	$3,532,958.00
		COLUMBUS Total		$4,700,140.50
49	CA005	CITY OF SACRAMENTO	1998	$568,490.00
			1999	$4,127,749.00
		CITY OF SACRAMENTO Total		$4,696,239.00
50	TX009	DALLAS	1998	$1,187,714.70
			1999	$3,439,449.80
		DALLAS Total		$4,627,164.50
51	OR002	Portland	1998	$1,749,699.00
			1999	$2,877,298.00

LOCCS Unexpended Amount Top 100 PHAs (FY 1987 - 1999)

rank	participant code	participant_name	Fiscal Year	Unexpended Amount
		Portland Total		$4,626,997.00
52	NY003	Yonkers HA, City of	1998	$60,032.20
			1999	$4,355,676.20
		Yonkers HA, City of Total		$4,415,708.40
53	FL004	ORLANDO	1998	$728,107.90
			1999	$3,500,845.30
		ORLANDO Total		$4,228,953.20
54	AZ001	PHOENIX	1998	$850,599.70
			1999	$3,259,266.90
		PHOENIX Total		$4,109,866.60
55	PA015	FAYETTE COUNTY HOUSING AUTHORI	1998	$1,277,917.60
			1999	$2,825,508.00
		FAYETTE COUNTY HOUSING AUTHORI Total		$4,103,425.60
56	PA007	CHESTER HOUSING AUTHORITY	1998	$777,780.80
			1999	$3,271,685.70
		CHESTER HOUSING AUTHORITY Total		$4,049,466.50
57	VA001	PORTSMOUTH REDEVELOPMENT & H/A	1997	$126,461.20
			1998	$1,831,926.70
			1999	$1,948,483.70
		PORTSMOUTH REDEVELOPMENT & H/A Total		$3,906,871.60
58	MO002	KANSAS CITY, MO	1998	$1,350,166.00
			1999	$2,526,812.00
		KANSAS CITY, MO Total		$3,876,978.00
59	IL001	East St. Louis Housing Authority	1998	$43,954.00
			1999	$3,813,245.00
		East St. Louis Housing Authority Total		$3,857,199.00
60	NJ003	Elizabeth HA	1998	$434,537.00
			1999	$3,388,686.80
		Elizabeth HA Total		$3,823,223.80
61	AL047	HUNTSVILLE	1998	$993,385.30
			1999	$2,815,353.20
		HUNTSVILLE Total		$3,808,738.50
62	NJ021	Paterson HA	1998	$870,839.10
			1999	$2,932,369.60
		Paterson HA Total		$3,803,208.70
63	NY009	ALBANY HA	1998	$1,413,208.20
			1999	$2,330,064.90
		ALBANY HA Total		$3,743,273.10
64	WA005	Tacoma HA	1998	$1,566,503.70
			1999	$2,059,428.70
		Tacoma HA Total		$3,625,932.40
65	OH002	YOUNGSTOWN MHA	1998	$921,178.80
			1999	$2,647,464.00
		YOUNGSTOWN MHA Total		$3,568,642.80
66	CA011	COUNTY OF CONTRA COSTA HSG AUT	1996	$0.10
			1997	$132,236.30
			1998	$944,528.80

LOCCS Unexpended Amount Top 100 PHAs (FY 1987 - 1999)

rank	participant code	participant_name	Fiscal Year	Unexpended Amount
			1999	$2,211,646.90
		COUNTY OF CONTRA COSTA HSG AUT Total		$3,288,412.10
67	KS001	KANSAS CITY, KS	1998	$796,998.00
			1999	$2,436,836.00
		KANSAS CITY, KS Total		$3,233,834.00
68	NE001	OMAHA HOUSING AUTHORITY	1998	$354,321.00
			1999	$2,823,631.00
		OMAHA HOUSING AUTHORITY Total		$3,177,952.00
69	VA004	ALEXANDRIA REDEVELOPMENT & H/A	1997	$350,218.30
			1998	$1,148,604.00
			1999	$1,671,151.80
		ALEXANDRIA REDEVELOPMENT & H/A Total		$3,169,974.10
70	NC012	HA WINSTON-SALEM	1998	$828,058.40
			1999	$2,270,371.00
		HA WINSTON-SALEM Total		$3,098,429.40
71	AR004	LITTLE ROCK HOUSING AUTHORITY	1998	$691,737.10
			1999	$2,392,747.00
		LITTLE ROCK HOUSING AUTHORITY Total		$3,084,484.10
72	NC013	HA DURHAM	1998	$1,407,934.00
			1999	$1,647,996.00
		HA DURHAM Total		$3,055,930.00
73	TX005	Houston Housing Authority	1998	$257,502.00
			1999	$2,797,558.00
		Houston Housing Authority Total		$3,055,060.00
74	KY004	HA LEXINGTON	1998	$598,265.30
			1999	$2,379,404.00
		HA LEXINGTON Total		$2,977,669.30
75	FL041	FT. PIERCE	1997	$246.10
			1998	$1,027,530.00
			1999	$1,945,962.70
		FT. PIERCE Total		$2,973,738.80
76	PA018	WESTMORELAND COUNTY HSG AUTHOR	1998	$1,142,378.10
			1999	$1,805,374.30
		WESTMORELAND COUNTY HSG AUTHOR Total		$2,947,752.40
77	NY041	ROCHESTER HA	1998	$143,121.00
			1999	$2,799,757.00
		ROCHESTER HA Total		$2,942,878.00
78	PA003	SCRANTON HOUSING AUTHORITY	1998	$345,220.00
			1999	$2,586,610.00
		SCRANTON HOUSING AUTHORITY Total		$2,931,830.00
79	IL025	Cook County Housing Authority	1998	$71,712.30
			1999	$2,803,802.80
		Cook County Housing Authority Total		$2,875,515.10
80	VA003	NEWPORT NEWS REDEVELOPMENT & H	1998	$1,258,431.20
			1999	$1,584,837.70
		NEWPORT NEWS REDEVELOPMENT & H Total		$2,843,268.90
81	OH007	AKRON MHA	1998	$247,005.30

LOCCS Unexpended Amount Top 100 PHAs (FY 1987 - 1999)

rank	participant code	participant name	Fiscal Year	Unexpended Amount
			1999	$2,575,283.80
		AKRON MHA Total		$2,822,289.10
82	MA006	Fall River Housing Authority	1998	$335,918.00
			1999	$2,475,194.00
		Fall River Housing Authority Total		$2,811,112.00
83	CT004	New Haven Housing Authority	1998	$73,403.00
			1999	$2,693,948.00
		New Haven Housing Authority Total		$2,767,351.00
84	NC001	HA WILMINGTON	1998	$637,920.00
			1999	$2,128,613.00
		HA WILMINGTON Total		$2,766,533.00
85	NY012	TROY HA	1997	$393,578.00
			1998	$504,770.00
			1999	$1,837,675.00
		TROY HA Total		$2,736,023.00
86	GA002	SAVANNAH	1998	$321,017.60
			1999	$2,369,325.30
		SAVANNAH Total		$2,690,342.90
87	MA024	Brockton Housing Authority	1998	$644,560.00
			1999	$2,001,636.10
		Brockton Housing Authority Total		$2,646,196.10
88	NC003	HA CHARLOTTE	1998	$505,682.80
			1999	$2,128,306.70
		HA CHARLOTTE Total		$2,633,989.50
89	TN004	CHATTANOOGA HOUSING AUTHORITY	1998	$384,804.20
			1999	$2,207,982.90
		CHATTANOOGA HOUSING AUTHORITY Total		$2,592,787.10
90	VA006	NORFOLK REDEVELOPMENT & H/A	1997	$1,000.00
			1999	$2,585,153.00
		NORFOLK REDEVELOPMENT & H/A Total		$2,586,153.00
91	NY006	UTICA HA	1999	$2,562,173.70
		UTICA HA Total		$2,562,173.70
92	PA004	ALLENTOWN HOUSING AUTHORITY	1998	$165,781.00
			1999	$2,378,045.80
		ALLENTOWN HOUSING AUTHORITY Total		$2,543,826.80
93	MI004	HAMTRAMCK HC	1998	$1,057,868.20
			1999	$1,417,041.00
		HAMTRAMCK HC Total		$2,474,909.20
94	AL169	PRICHARD	1994	$109,650.70
			1995	$400,616.00
			1996	$535,323.30
			1997	$165,485.00
			1998	$580,800.80
			1999	$675,685.20
		PRICHARD Total		$2,467,561.00
95	MI058	LANSING HOUSING COMMISSION	1998	$795,413.80
			1999	$1,640,435.40

LOCCS Unexpended Amount Top 100 PHAs (FY 1987 - 1999)

rank	participant code	participant name	Fiscal Year	Unexpended Amount
		LANSING HOUSING COMMISSION Total		$2,435,849.20
96	RI001	Providence Housing Authority	1999	$2,434,670.00
		Providence Housing Authority Total		$2,434,670.00
97	IL005	Granite City Housing Authority	1998	$973,937.10
			1999	$1,439,439.70
		Granite City Housing Authority Total		$2,413,376.80
98	NH001	Manchester Housing Authority	1998	$809,875.00
			1999	$1,598,065.00
		Manchester Housing Authority Total		$2,407,940.00
99	NV002	CITY OF LAS VEGAS HSG AUTH	1999	$2,301,118.50
		CITY OF LAS VEGAS HSG AUTH Total		$2,301,118.50
100	PA023	DELAWARE COUNTY HOUSING AUTHOR	1998	$944,110.00
			1999	$1,349,031.30
		DELAWARE COUNTY HOUSING AUTHOR Total		$2,293,141.30
		Grand Total		$2,143,090,677.20

Section 8 Program Reserves

Q.2.a. HUD's budget proposes to reduce the amount of reserves in the Section 8 program from 2 months to 1 month. This represents a reduction of almost $640 million available for operating the Section 8 program. During the Negotiated Rulemaking on the Housing Certificate Fund, senior HUD staff indicated that a reduction in reserves to 1 month "would represent a serious threat to housing baseline families" and that the 2 month reserve is necessary. The Negotiated Rulemaking recommendations on Section 8 also reiterate that a 2 month reserve is necessary. What data do you have to show that there has been a change in the last year that would reduce the need for reserves, as determined in the Negotiated Rulemaking?

A.2.a. Because most PHA's continue to be under leased, a limited number access reserves to any significant degree. While the Department foresees some increased use of reserves in the future, it cannot currently justify maintaining a 2 month—1⁄6 of budget—reserve level, given that PHA's are not generally relying on reserve funding. The Department has the capability to shift the necessary funding to protect families in instances in which a 1 month reserve proves to be inadequate.

Q.2.b. Did HUD conduct an analysis of the need for Section 8 reserves prior to the budget submission? Please provide this analysis if it was completed.

A.2.b. After the fiscal year 2000 recapture, there were approximately 165 PHA's that required varying degrees of restoration of reserves to maintain a 2 month reserve. The total cost of such a reserve restoration is a modest $47 million. There are only 130 PHA's that have accessed the 2nd month of reserves. Restoration of a 1 month—1⁄12 of budget—reserve level for these PHA's would cost only $7.4 million. Please see the attached restoration of the 1 month reserve list.

Q.2.c. Has HUD done an analysis of how many and which PHA's are using more than 1 month of reserves, and how many and which PHA's have requested the ability to use more than 1 month of reserves? Please provide any data/analysis on the use of reserves by each PHA, and requested use of reserves.

A.2.c. As indicated previously, there are only 130 PHA's that have accessed the 2nd month of reserves. In order to restore a 1 month—1⁄12 of budget—reserve level, HUD would need to allocate $7.4 million to these PHA's reserve accounts. Please see the attached restoration of 1 month reserve list.

Q.2.d. Policy changes may result in increased use of reserves by PHA's. What are HUD's projections of how many and what PHA's will need to use more than 1 month of Section 8 reserves based on recent and expected increased FMR's and payment standards?

A.2.d. The PHA's that will be most impacted by FMR increases and payment standard increases are generally the PHA's with the lowest utilization rate. HUD hopes that over time these PHA's will increase their lease-up rates so as to approach 100 percent utilization. Once they achieve full utilization they will perhaps need to access reserve funding. HUD does not believe that these reform measures will lead to accessing more than 1 month—$1/12$ of budget—of established reserve levels in 2002.

Restoration of 1 Month Reserve (1/12th of Budget)

HA NUM	HA Name	HA FY	HA FY END MONTH	Budget Amount	1 Month Reserve Level	Reserve Balance	Amount to restore 1 month reserve
AL013	HA TARRANT	2001	12	$352,898	$29,408	$12,133	$17,275
AL072	HA COLUMBIANA	2001	09	$236,323	$19,694	$10,081	$9,613
AL107	HA ELBA	2002	06	$422,144	$35,179	$23,951	$11,228
AL165	HA FOLEY	2001	12	$1,130,204	$94,184	$82,640	$11,544
AR176	CLAY COUNTY HOUSING DEPARTMENT	2001	12	$556,184	$46,349	$19,824	$26,525
AR228	AREA AGENCY ON AGING OF SW AR	2001	06	$270,430	$22,536	$14,843	$7,693
AR246	CALHOUN CO. PUBLIC HSG AGCY	2002	06	$57,784	$4,815	$3,761	$1,054
AZ032	SCOTTSDALE HOUSING AGENCY	2001	06	$3,683,681	$306,973	$91,203	$215,770
CO036	LITTLETON	2001	09	$1,471,587	$122,632	$64,614	$58,018
CO065	LAMAR	2001	12	$249,613	$20,801	$0	$20,801
CO070	LONGMONT	2001	12	$3,312,376	$276,031	$0	$276,031
CT033	SOUTH WINDSOR HSG AUTHORITY	2001	12	$246,254	$20,521	$0	$20,521
CT049	NEWINGTON H A	2001	12	$182,749	$15,229	$2,072	$13,157
CT052	FAIRFIELD HSG AUTHORITY	2001	12	$959,253	$79,938	$0	$79,938
CT063	EAST HAVEN HSG AUTHORITY	2001	06	$161,213	$13,434	$2,122	$11,312
DC101	KENILWORTH PARKSIDE RMC	2001	09	$3,440,198	$286,683	$267,963	$18,720
FL023	BRADENTON HOUSING AUTHORITY	2002	03	$527,170	$43,931	$0	$43,931
FL025	HA OF THE CITY OF TITUSVILLE	2002	03	$1,150,714	$95,893	$62,570	$33,323
FL046	CRESTVIEW HOUSING AUTHORITY	2001	12	$677,060	$56,422	$0	$56,422
FL049	HA LEVY COUNTY	2001	03	$463,705	$38,642	$16,051	$22,591
FL053	MILTON HOUSING AUTHORITY	2002	03	$1,200,842	$100,070	$0	$100,070
FL063	GAINESVILLE HOUSING AUTHORITY	2002	03	$4,819,844	$401,654	$0	$401,654
FL066	HIALEAH H/A	2001	12	$21,276,854	$1,773,071	$406,447	$1,366,624
FL070	HA ALACHUA COUNTY	2001	12	$2,011,042	$167,587	$143,596	$23,991
FL097	MILTON HOUSING AUTHORITY	2001	03	$1,319,778	$109,982	$21,241	$88,741
FL117	SUMTER COUNTY HOUSING SERVICES	2001	09	$497,755	$41,480	$15,775	$25,705
FL123	HENDRY CO PUBLIC H/A	2001	09	$239,973	$19,998	$16,596	$3,402
FL128	HA LEE COUNTY	2001	09	$609,211	$50,768	$46,138	$4,630
FL201	OSCEOLA COUNTY BOCC	2001	09	$915,835	$76,320	$0	$76,320
FL880	HOUSING PARTNERSHIP INC.	2001	09	$314,248	$26,187	$0	$26,187
GA078	HA EAST POINT	2001	09	$1,771,382	$147,615	$96,104	$51,511

Restoration of 1 Month Reserve (1/12th of Budget)

HA NUM	HA Name	HA FY	HA FY END MONTH	Budget Amount	1 Month Reserve Level	Reserve Balance	Amount to restore 1 month reserve
GA228	HA JONESBORO	2001	09	$8,820,797	$735,066	$15,486	$719,580
GA232	COLLEGE PARK HA	2001	06	$1,238,316	$103,193	$27,493	$75,700
IA056	EMMETSBURG LOW RENT HOUSING	2001	06	$205,802	$17,150	$0	$17,150
IN006	ANDERSON HA	2002	03	$5,589,450	$465,788	$460,415	$5,373
IN007	HA KOKOMO	2001	12	$2,649,859	$220,822	$125,524	$95,298
IN050	NEW CASTLE HOUSING AUTHORITY	2002	06	$971,841	$80,987	$57,551	$23,436
IN077	JASONVILLE HOUSING AUTHORITY	2001	03	$139,128	$11,594	$5,957	$5,637
IN083	SELLERSBURG HA	2001	09	$207,511	$17,293	$12,922	$4,371
KY159	ELLIOTT COUNTY HA	2002	06	$282,205	$23,517	$291	$23,226
LA024	BOGALUSA HOUSING AUTHORITY	2001	09	$360,613	$30,051	$3,834	$26,217
LA029	CROWLEY HOUSING AUTH., SEC.8	2001	09	$1,372,581	$114,382	$28,552	$85,830
LA054	RUSTON HOUSING AUTH., SEC.8	2001	09	$554,019	$46,168	$33,431	$12,737
LA163	RED RIVER PARISH POLICE JURY	2001	09	$139,553	$11,629	$0	$11,629
LA168	JEANERETTE SEC.8 HSG.AGENCY	2001	06	$110,046	$9,171	$0	$9,171
LA171	OUACHITA PH.POLICE JURY, SEC.8	2001	12	$1,609,225	$134,102	$101,158	$32,944
LA173	ST. MARTINVILLE HSG AUTHORITY	2001	03	$188,952	$15,746	$233	$15,513
LA174	RAYNE (CITY OF) HSG. AGENCY	2001	09	$214,899	$17,908	$11,203	$6,705
LA179	PLAQUEMINE (CITY OF) SEC.8 HSG	2001	09	$387,117	$32,260	$29,313	$2,947
LA181	ST JOHN THE BAPTIST PARISH HA	2001	09	$436,244	$36,354	$6,948	$29,406
LA202	DONALDSONVILLE (CITY OF) SEC.8	2001	06	$373,633	$31,136	$7,687	$23,449
LA217	WASHINGTON PH. HA, SEC.8 PROGR	2001	09	$529,010	$44,084	$39,547	$4,537
LA230	DESOTO PARISH POLICE JURY	2001	12	$591,888	$49,324	$44,319	$5,005
LA269	OBERLIN (TOWN OF)	2001	12	$184,780	$15,398	$0	$15,398
LA889	PILGRIM REST COMMUNITY DEVELOP	2001	12	$135,541	$11,295	$0	$11,295
MA053	BRAINTREE HSG AUTHORITY	2001	12	$3,925,538	$327,128	$155,595	$171,533
MA054	PEABODY HSG AUTHORITY	2001	06	$2,138,540	$178,212	$153,499	$24,713
MA172	DARTMOUTH HA	2001	06	$380,413	$31,701	$0	$31,701
MD019	EASTON HOUSING AUTHORITY	2001	06	$599,180	$49,932	$23,215	$26,717
MD032	CARROLL CTY HSG & COMM DEVELOP	2001	06	$2,689,672	$224,139	$88,423	$135,716
MD880	ARC OF N. CHESAPEAKE	2001	06	$88,835	$7,403	$0	$7,403
MI031	MUSKEGON HEIGHTS HSG. COMM.	2002	03	$241,562	$20,130	$15,467	$4,663

Restoration of 1 Month Reserve (1/12th of Budget)

HA NUM	HA Name	HA FY	HA FY END MONTH	Budget Amount	1 Month Reserve Level	Reserve Balance	Amount to restore 1 month reserve
MI132	LUCE COUNTY HSG. COMM.	2001	12	$357,047	$29,754	$13,608	$16,146
MI196	GRAND LEDGE HOUSING COMMISSION	2001	06	$128,820	$10,735	$2,136	$8,599
MN170	PLYMOUTH HRA	2001	12	$1,265,242	$105,437	$0	$105,437
MO010	MEXICO HOUSING AUTHORITY	2002	03	$38,866	$3,239	$0	$3,239
MO017	INDEPENDENCE HOUSING AUTHORITY	2002	03	$3,735,888	$311,324	$206,977	$104,347
MO880	COMMUNITY HOUSING NETWORK	2001	12	$355,464	$29,622	$0	$29,622
MT001	BILLINGS	2001	06	$1,893,450	$157,788	$84,346	$73,442
MT003	BUTTE	2002	06	$34,032	$2,836	$1,928	$908
MT036	RONAN	2001	09	$93,510	$7,793	$4,011	$3,782
NC020	HA WILSON	2001	12	$1,789,116	$149,093	$96,450	$52,643
NC059	GRAHAM HOUSING AUTHORITY	2001	12	$4,347,497	$362,291	$328,027	$34,264
ND001	CASS COUNTY	2001	12	$1,414,227	$117,852	$91,342	$26,510
ND031	STARK COUNTY	2001	12	$958,546	$79,879	$42,479	$37,400
NE012	NEBRASKA CITY HOUSING AUTHORIT	2001	03	$76,256	$6,355	$0	$6,355
NE120	GOTHENBURG HOUSING AUTHORITY	2001	12	$76,441	$6,370	$3,548	$2,822
NJ008	LONG BRANCH HOUSING AUTHORITY	2001	06	$3,624,912	$302,076	$296,247	$5,829
NJ010	CAMDEN HOUSING AUTHORITY	2001	12	$5,234,526	$436,211	$281,963	$154,248
NJ069	FREEHOLD HOUSING AUTHORITY	2001	12	$97,490	$8,124	$5,420	$2,704
NJ106	SAYREVILLE HOUSING AUTHORITY	2001	12	$1,278,556	$106,546	$52,357	$54,189
NM035	BERNALILLO (TOWN OF) HSG AUTH	2001	06	$412,607	$34,384	$21,489	$12,895
NM888	BARRIER FREE FUTURES, INC.	2001	12	$87,692	$7,308	$0	$7,308
NV002	CITY OF LAS VEGAS HSG AUTH	2001	09	$21,484,721	$1,790,393	$1,578,316	$212,077
NY002	BUFFALO MUNICIPAL HOUSING AUTH	2001	06	$453,040	$37,753	$0	$37,753
NY085	HEMPSTEAD HOUSING AUTHORITY	2002	03	$2,076,638	$173,053	$152,407	$20,646
NY087	HA OF HARRIETSTOWN	2001	12	$116,413	$9,701	$9,184	$517
NY888	MERCY HAVEN INC	2001	12	$673,037	$56,086	$0	$56,086
OH025	LAKE MHA	2001	06	$4,615,964	$384,664	$248,060	$136,604
OH057	HARDIN MHA	2001	09	$12,430	$1,036	$253	$783
OH073	PARMA PHA	2001	12	$2,177,402	$181,450	$169,573	$11,877
OH082	HANCOCK MHA	2001	12	$768,919	$64,077	$34,909	$29,168
OH086	HIGHLAND MHA	2001	12	$395,268	$32,939	$0	$32,939

Restoration of 1 Month Reserve (1/12th of Budget)

HA NUM	HA Name	HA FY	HA FY END MONTH	Budget Amount	1 Month Reserve Level	Reserve Balance	Amount to restore 1 month reserve
OH880	NEW AVENUES TO INDEPENDENCE	2001	12	$261,455	$21,788	$0	$21,788
OK005	HOUSING AUTHORITY OF LAWTON	2001	06	$88,600	$7,383	$0	$7,383
OR019	LINN-BENTON HA	2001	12	$10,691,404	$890,950	$538,949	$352,001
PA028	MONROE COUNTY HOUSING AUTHORIT	2001	12	$2,445,882	$203,824	$193,267	$10,557
RI029	GATEWAY	2002	06	$331,493	$27,624	$0	$27,624
RQ045	MUNICIPALITY OF YABUCOA	2002	06	$481,275	$40,106	$26,521	$13,585
SC008	HA SOUTH CAROLINA REG NO 1	2001	12	$2,997,092	$249,758	$236,549	$13,209
SC057	HA NORTH CHARLESTON	2001	06	$6,425,213	$535,434	$345,194	$190,240
TN054	HA CLEVELAND	2001	06	$674,284	$56,190	$46,726	$9,464
TN066	HA BRISTOL	2001	09	$597,885	$49,824	$49,257	$567
TX197	BAIRD	2001	12	$233,826	$19,486	$0	$19,486
TX202	EDCOUCH HOUSING AUTHORITY	2001	09	$211,481	$17,623	$112	$17,511
TX232	BECKVILLE	2001	09	$717,033	$59,753	$0	$59,753
TX259	BASTROP HOUSING AUTHORITY	2001	09	$119,164	$9,930	$1,354	$8,576
TX284	ALPINE	2001	09	$430,097	$35,841	$0	$35,841
TX294	LA FERIA	2001	09	$50,921	$4,243	$782	$3,461
TX322	ROUND ROCK HOUSING AUTHORITY	2001	06	$395,480	$32,957	$1,168	$31,789
TX327	ABILENE	2001	09	$2,453,815	$204,485	$154,065	$50,420
TX367	KYLE HOUSING AUTHORITY	2001	06	$44,954	$3,746	$11	$3,735
TX397	DILLEY HOUSING AUTHORITY	2001	06	$109,809	$9,151	$9,024	$127
TX433	ARLINGTON	2001	09	$13,986,951	$1,165,579	$995,309	$170,270
TX451	ASHERTON HOUSING AUTHORITY	2001	06	$87,981	$7,332	$958	$6,374
TX454	WILLACY COUNTY HSG AUTHORITY	2001	06	$206,268	$17,189	$430	$16,759
TX489	MC KINNEY	2001	06	$1,487,641	$123,970	$52,487	$71,483
TX500	FORT STOCKTON	2001	09	$313,876	$26,156	$19,273	$6,883
TX516	JACKSONVILLE	2001	12	$607,791	$50,649	$35,598	$15,051
TX530	LA MARQUE, CITY OF	2001	09	$313,494	$26,125	$378	$25,747
TX533	BALCH SPRINGS	2001	09	$281,276	$23,440	$10,456	$12,984
UT006	BEAVER COUNTY	2001	09	$45,704	$3,809	$0	$3,809
VA014	HARRISONBURG REDEVELOPMENT & H	2001	12	$1,897,145	$158,095	$144,892	$13,203
VA030	MARION REDEVELOPEMENT & HA	2002	03	$439,315	$36,610	$0	$36,610

Restoration of 1 Month Reserve (1/12th of Budget)

HA NUM	HA Name	HA FY	HA FY END MONTH	Budget Amount	[illegible]	Reserve Balance	Amount to Restore 1 month Reserve
VA031	SCOTT COUNTY REDEVELOPMENT & H	2001	09	$232,980	$19,415	$16,957	$2,458
VA040	ACCOMACK-NORTHHAMPTON RHA	2001	06	$310,337	$25,861	$0	$25,861
VA880	PIEDMONT HOUSING ALLIANCE	2001	06	$338,891	$28,241	$0	$28,241
VT004	SPRINGFIELD HOUSING AUTHORITY	2001	09	$274,831	$22,903	$1,340	$21,563
WA010	HOUSING AUTHORITY OF ANACORTES	2001	03	$86,813	$7,234	$0	$7,234
WI259	CITY OF NEW BERLIN HA	2001	09	$281,422	$23,452	$19,754	$3,698

Total Reserve Restoration Amount	**$7,415,784**

Voucher Utilization

Q.3.a. You note in your testimony that voucher utilization is a major concern to the Department and to families who are in need of housing assistance. You said that 300,000 families were not assisted last year because of unutilized vouchers. Of these 300,000 vouchers, how many were newly allocated in fiscal year 2001?

A.3.a. HUD has allocated almost 79,000 new incremental vouchers for fiscal year 2001. At this time, the Department is in the process of obligating these vouchers to the PHA's.

Q.3.b. Of these 300,000 vouchers, how many were special purpose vouchers—that is reserved for litigation, etc.?

A.3.b. HUD's data systems only track utilization at the housing authority level. HUD is in the process of upgrading its data systems to keep closer track of utilization and to be able to track utilization rates associated with special allocations. Because of the importance of this issue, this system upgrade is in the process of being funded on a priority basis this year.

Q.3.c. What is HUD's analysis of the reasons that the remainder of vouchers went unutilized?

A.3.c. There are a number of reasons that PHA's do not fully use their allocation of vouchers. In some instances, there is simply a scarcity of units that voucher assisted families can afford. PHA's have tools at their disposal to ameliorate this situation, including the ability to: (1) raise payment standards up to 110 percent of the Fair Market Rent; (2) reach out and recruit landlords; (3) counsel families so that they can focus their search in areas where they have a greater chance of success; (4) use exception rents, and (5) give families extra time to find a unit. HUD has adjusted the Fair Market Rent to the 50th percentile in some areas with tight rental markets to expand the pool of affordable housing. If a HUD established Fair Market Rent appears to be inadequate, PHA's can conduct a "Random Digit Dialing" survey of the local market and based on the results request a change to the Fair Market Rent. Many PHA's do not take full advantage of the tools available to them. There are, however, some cases in which there is simply a small supply of affordable housing in which case, there is little a PHA can do.

Other reasons for underutilization of vouchers are as follows. PHA's, in some instances, can aggravate utilization problems through poor management practices that reduce the chance of a family successfully finding a unit. Some PHA's do not process Housing Quality Standards inspections fast enough leading to families losing units to other private sector renters that can act faster. PHA's sometimes under issue units to avoid having to rely on voucher reserve funding. In some cases, landlords do not want to rent to voucher families because of a perception that there will be an administrative burden associated with voucher families, and/or a perception that voucher families are not responsible tenants. These perceptions make it harder for voucher families to find housing. In addition, sometimes there is a diminished need for voucher assistance because there are few families on the waiting list. Finally, some PHA's are not properly managing their waiting lists to maximize voucher utilization.

Q.4. It is important to understand where vouchers go unused. Please provide data on each PHA and their voucher utilization rates. Please include information on how many vouchers at each PHA are special purpose vouchers?

A.4. Please see attached information regarding PHA voucher utilization rates.

HA Num	HA Name	Leased Units	Contracted Units	Special Purpose Units	Utilization	Utilization excl spec purp.
AK901	AK HSG FINANCE CORP	2,560	3,266	656	78.38%	98.08%
AL001	HOUSING AUTH OF BIRMINGHAM DIS	2,563	3,241	405	79.08%	90.37%
AL002	MOBILE HOUSING BOARD	2,500	2,535	222	98.62%	108.08%
AL004	HA ANNISTON	184	278	0	66.19%	66.19%
AL005	HA PHENIX CITY	561	632	0	88.77%	88.77%
AL006	H/A CITY OF MONTGOMERY	1,105	1,120	8	98.66%	99.37%
AL007	DOTHAN H/A	476	564	24	84.40%	88.15%
AL008	HA SELMA	997	1,054	0	94.59%	94.59%
AL010	FAIRFIELD ALABAMA H/A	370	381	0	97.11%	97.11%
AL012	HA JASPER	199	233	24	85.41%	95.22%
AL013	HA TARRANT	75	87	0	86.21%	86.21%
AL014	HA GUNTERSVILLE	122	128	0	95.31%	95.31%
AL047	HA HUNTSVILLE	700	705	0	99.29%	99.29%
AL048	HA DECATUR	536	593	16	90.39%	92.89%
AL049	HA GREATER GADSDEN	98	112	0	87.50%	87.50%
AL050	HA AUBURN	208	258	0	80.62%	80.62%
AL052	HA CULLMAN	152	183	0	83.06%	83.06%
AL054	FLORENCE H/A	550	581	0	94.66%	94.66%
AL060	HA RUSSELLVILLE	84	90	0	93.33%	93.33%
AL061	HA OPELIKA	353	351	0	100.57%	100.57%
AL068	HA SHEFFIELD	292	322	0	90.68%	90.68%
AL069	HA LEEDS	82	130	0	63.08%	63.08%
AL072	HA COLUMBIANA	72	66	0	109.09%	109.09%
AL073	HA OZARK	415	414	0	100.24%	100.24%
AL075	HA BOAZ	307	368	0	83.42%	83.42%
AL076	HA HACKLEBURG	5	14	0	35.71%	35.71%
AL077	HA TUSCALOOSA	718	789	0	91.00%	91.00%
AL086	HA JEFFERSON COUNTY	939	1,182	26	79.44%	81.23%
AL090	HA PHIL CAMPBELL INC	16	39	0	41.03%	41.03%
AL095	HA MILLPORT	12	17	0	70.59%	70.59%
AL099	HA SCOTTSBORO	47	50	0	94.00%	94.00%
AL100	HA COLUMBIA	8	10	0	80.00%	80.00%
AL103	HA HARTFORD	28	36	0	77.78%	77.78%
AL107	HA ELBA	114	119	0	95.80%	95.80%
AL110	HA PIEDMONT	40	75	0	53.33%	53.33%
AL112	HA OPP	88	100	0	88.00%	88.00%
AL114	HA LINEVILLE	44	55	0	80.00%	80.00%
AL115	HA ENTERPRISE	179	190	0	94.21%	94.21%
AL116	HA YORK	86	100	0	86.00%	86.00%
AL121	HA ALBERTVILLE	278	326	0	85.28%	85.28%
AL124	HA MIDLAND CITY	48	50	0	96.00%	96.00%
AL125	HA BESSEMER	262	277	0	94.58%	94.58%
AL128	HA SAMSON	183	208	0	87.98%	87.98%
AL129	HA WALKER COUNTY	137	287	144	47.74%	95.80%
AL138	HA GORDO	43	50	0	86.00%	86.00%
AL139	HA JACKSONVILLE	126	162	0	77.78%	77.78%
AL144	HA ASHFORD	17	20	0	85.00%	85.00%
AL152	HA NORTHPORT	267	323	0	82.66%	82.66%
AL154	HA ATMORE	78	100	0	78.00%	78.00%
AL155	HA GREENVILLE	100	181	76	55.25%	95.24%
AL160	HA TUSKEGEE	70	74	0	94.59%	94.59%

HA Num	HA Name	Leased Units	Contracted Units	Special Purpose Units	Utilization	Utilization excl spec purp
AL163	HA FLOMATON	30	40	0	75.00%	75.00%
AL164	HA BAY MINETTE	23	24	0	95.83%	95.83%
AL165	HA FOLEY	202	255	0	79.22%	79.22%
AL167	HA STEVENSON	8	25	0	32.00%	32.00%
AL169	HA PRICHARD	1,110	1,656	525	67.03%	98.14%
AL171	HA UNIONTOWN	33	50	0	66.00%	66.00%
AL172	HA TALLASSEE	64	68	0	94.12%	94.12%
AL173	HA MONROEVILLE	43	46	0	93.48%	93.48%
AL174	HA ALEXANDER CITY	249	265	0	93.96%	93.96%
AL177	HA TROY	145	215	0	67.44%	67.44%
AL181	HA EVERGREEN	114	120	0	95.00%	95.00%
AL192	HA SO CENTRAL ALABAMA REGIONAL	716	897	0	79.82%	79.82%
AL202	MOBILE COUNTY HOUSING AUTHORIT	102	95	0	107.37%	107.37%
AR002	HA OF THE CITY OF N LTL ROCK	849	892	0	95.18%	95.18%
AR003	FORT SMITH	1,015	1,085	0	93.55%	93.55%
AR004	HA OF THE CITY OF LITTLE ROCK	577	1,536	70	37.57%	39.36%
AR005	BLYTHEVILLE HOUSING AUTHORITY	161	210	0	76.67%	76.67%
AR006	CONWAY HOUSING AUTHORITY	205	239	0	85.77%	85.77%
AR010	NW REGIONAL HSG AUTHORITY	496	530	0	93.58%	93.58%
AR012	ARKADELPHIA HOUSING AUTHORITY	166	194	0	85.57%	85.57%
AR016	CAMDEN HOUSING AUTHORITY	75	72	0	104.17%	104.17%
AR017	HA OF THE CITY OF PINE BLUFF	669	748	0	89.44%	89.44%
AR020	HA OF THE COUNTY OF LTL RIVER	41	50	0	82.00%	82.00%
AR024	WEST MEMPHIS HSG AUTHORITY	259	343	50	75.51%	88.40%
AR031	HA OF THE CITY OF HOT SPRINGS	619	643	18	96.27%	99.04%
AR033	LOGAN COUNTY HOUSING AUTHORITY	107	123	0	86.99%	86.99%
AR034	HA OF THE CITY OF TRUMANN	136	144	0	94.44%	94.44%
AR035	SEARCY HOUSING AUTHORITY	87	130	0	66.92%	66.92%
AR037	HA OF THE CITY OF PRESCOTT	73	156	0	46.79%	46.79%
AR039	WYNNE HOUSING AUTHORITY	158	186	0	84.95%	84.95%
AR041	HA OF THE COUNTY OF LONOKE	246	243	0	101.23%	101.23%
AR042	HOUSING AUTHORITY OF STAR CITY	42	55	0	76.36%	76.36%
AR045	PIKE COUNTY HOUSING AUTH	40	40	0	100.00%	100.00%
AR048	HOUSING AUTHORITY OF DEWITT	86	140	50	61.43%	95.56%
AR052	CLARENDON HOUSING AUTHORITY	23	25	0	92.00%	92.00%
AR054	HSG AUTH OF THE CITY OF WILSON	36	40	0	90.00%	90.00%
AR066	RUSSELLVILLE HOUSING AUTHORITY	134	150	0	89.33%	89.33%
AR068	HOPE HOUSING AUTH	106	155	0	68.39%	68.39%
AR082	HA OF THE CITY OF WARREN	51	67	0	76.12%	76.12%
AR094	MALVERN HOUSING AUTHORITY	86	95	0	90.53%	90.53%
AR104	SPRINGDALE HOUSING AUTHORITY	114	113	0	100.88%	100.88%
AR117	POLK COUNTY HOUSING AUTHORITY	115	159	0	72.33%	72.33%
AR121	PARAGOULD HSG AUTHORITY	388	416	0	93.27%	93.27%
AR131	JONESBORO URBAN RENEWAL & HA	837	1,010	50	82.87%	87.19%
AR135	DEVALLS BLUFF HOUSING AUTH	52	54	0	96.30%	96.30%
AR152	LAKE VILLAGE HOUSING AUTH	210	230	0	91.30%	91.30%
AR161	CONWAY COUNTY HOUSING AUTH	95	104	0	91.35%	91.35%
AR163	HA OF THE CITY OF SILOAM SPRGS	490	493	0	99.39%	99.39%
AR166	STUTTGART HOUSING AUTHORITY	221	227	0	97.36%	97.36%
AR170	JACKSONVILLE HOUSING AUTHORITY	323	342	0	94.44%	94.44%
AR175	BENTON PUBLIC HSG AUTHORITY	380	379	0	100.26%	100.26%
AR176	CLAY COUNTY HOUSING DEPARTMENT	162	170	0	95.29%	95.29%

HA Num	HA Name	Leased Units	Contracted Units	Special Purpose Units	Utilization	utilization excl spec purp.
AR177	LAWRENCE CO. PUBLIC HSG AGCY	109	115	0	94.78%	94.78%
AR181	FAYETTEVILLE HOUSING AUTHORITY	391	402	25	97.26%	103.71%
AR193	H	99	99	0	100.00%	100.00%
AR194	CRAWFORD CO PFB NO 1	377	432	0	87.27%	87.27%
AR197	WHITE RIVER REGIONAL HSG AUTH	1,017	1,425	0	71.37%	71.37%
AR200	HARRISON HOUSING AGENCY	421	507	56	83.04%	93.35%
AR201	WALNUT RIDGE HOUSING AGENCY	151	157	0	96.18%	96.18%
AR202	HOXIE PUBLIC HOUSING AGENCY	99	103	0	96.12%	96.12%
AR210	DREW COUNTY PUBLIC FAC BOARD	228	242	0	94.21%	94.21%
AR211	POPE CO PUBLC FACILITIES BOARD	193	202	0	95.54%	95.54%
AR213	MISSISSIPPI COUNTY PFB	401	450	0	89.11%	89.11%
AR214	ASHLEY COUNTY HSG AUTHORITY	194	215	0	90.23%	90.23%
AR215	JOHNSON CO SEC 8 HSG AGENCY	135	150	0	90.00%	90.00%
AR219	CABOT PUBLIC HOUSING AGENCY	298	299	0	99.67%	99.67%
AR221	BRINKLEY HOUSING AUTHORITY	141	154	0	91.56%	91.56%
AR222	UNION COUNTY	391	393	0	99.49%	99.49%
AR223	PHILLIPS CO. PUBLIC HSING AGCY	363	403	0	90.07%	90.07%
AR224	ST. FRANCIS COUNTY HSG AUTH	512	588	0	87.07%	87.07%
AR226	HOWARD CO PUBLIC HSG AGENCY	73	75	0	97.33%	97.33%
AR228	AREA AGENCY ON AGING OF SW AR	78	83	0	93.98%	93.98%
AR230	HOUSING AUTHORITY OF TEXARKANA	254	311	0	81.67%	81.67%
AR232	POINSETT COUNTY HSG AGENCY	98	101	0	97.03%	97.03%
AR234	CRAIGHEAD COUNTY SEC 8 AGCY	249	298	0	83.56%	83.56%
AR238	SEVIER CO PUBLIC HOUSING AGCY	65	70	0	92.86%	92.86%
AR240	SCOTT COUNTY PUBLIC HSG AGENCY	97	107	0	90.65%	90.65%
AR241	FRANKLIN CO. PUBLIC HSG AGENCY	84	100	0	84.00%	84.00%
AR247	POCAHONTAS PUBLIC HSG AGENCY	117	120	0	97.50%	97.50%
AR248	ARKANSAS CO. PUBLIC HSG AGCY	22	49	0	44.90%	44.90%
AR249	DALLAS CO. PUBLIC HOUSING AGCY	36	38	0	94.74%	94.74%
AR250	LAFAYETTE CO. PUBLIC HSG AGCY	63	44	0	143.18%	143.18%
AR252	PULASKI COUNTY HOUSING AGENCY	272	301	0	90.37%	90.37%
AR257	MCGEHEE PUB. FACILITIES BOAR	162	193	0	83.94%	83.94%
AR264	EARLE SECTION 8 HSG AUTHORITY	43	57	0	75.44%	75.44%
AR265	YELL COUNTY PUBLIC FACILITIES	83	97	0	85.57%	85.57%
AR266	DESHA CO RES HSG FAC BOARD	127	148	0	85.81%	85.81%
AR267	GREENE COUNTY HOUSING AUTHORIT	48	51	0	94.12%	94.12%
AZ001	CITY OF PHOENIX	3,960	4,235	431	93.51%	104.10%
AZ003	CITY OF GLENDALE HOUSING AUTH	770	826	0	93.22%	93.22%
AZ004	TUCSON HOUSING MANAGEMENT DIV	2,903	2,927	0	99.18%	99.18%
AZ005	MESA HOUSING AUTHORITY	986	1,054	100	93.55%	103.35%
AZ006	CITY OF FLAGSTAFF HOUSING AUTH	322	325	0	99.08%	99.08%
AZ008	WINSLOW HOUSING AUTHORITY	53	128	86	41.41%	126.19%
AZ009	MARICOPA COUNTY HSG AUTH	1,019	1,478	79	68.94%	72.84%
AZ010	PINAL COUNTY HOUSING AUTHORITY	497	567	0	87.65%	87.65%
AZ013	YUMA COUNTY HOUSING DEPARTMENT	326	321	0	101.56%	101.56%
AZ021	ELOY HOUSING AUTHORITY	125	159	0	78.62%	78.62%
AZ023	NOGALES HOUSING AUTHORITY	153	192	0	79.69%	79.69%
AZ028	CHANDLER HOUSING & REDEV DIV.	338	430	0	78.60%	78.60%
AZ031	TEMPE HOUSING AUTHORITY	810	938	12	86.35%	87.47%
AZ032	SCOTTSDALE HOUSING AGENCY	554	587	0	94.38%	94.38%
AZ033	PIMA COUNTY HOUSING AUTHORITY	525	519	0	101.16%	101.16%
AZ034	COUNTY OF COCHISE PHA	367	404	0	90.84%	90.84%

HA Num	HA Name	Leased Units	Contracted Units	Special Purpose Units	Utilization	utilization excl spec purp
AZ035	CITY OF YUMA HOUSING AUTHORITY	893	1,005	106	88.86%	99.33%
AZ037	CITY OF DOUGLAS HSG AUTH	65	79	0	82.28%	82.28%
AZ038	CITY OF PEORIA HOUSING AUTHOR	67	82	0	81.71%	81.71%
AZ041	WILLIAMS HOUSING AUTHORITY	34	35	0	97.14%	97.14%
AZ043	MOHAVE COUNTY HSG AUTH	174	185	0	94.05%	94.05%
AZ045	GILA COUNTY HOUSING AUTHORITY	47	53	0	88.68%	88.68%
AZ901	STATE OF AZ. HOUSING AUTHORITY	45	47	0	95.74%	95.74%
CA001	SAN FRANCISCO HSG AUTH	4,153	5,546	75	74.88%	75.91%
CA002	LOS ANGELES COUNTY HOUSING AU	14,329	16,129	1,266	88.84%	96.41%
CA003	OAKLAND HOUSING AUTHORITY	9,563	9,548	267	100.16%	103.04%
CA004	CITY OF LOS ANGELES HSG AUTH	35,801	40,343	860	88.74%	90.67%
CA005	SACRAMENTO HSG & REDEVELOPMENT	3,512	4,311	173	81.47%	84.87%
CA006	CITY OF FRESNO HSG AUTH	3,946	4,616	863	85.49%	105.14%
CA007	SACRAMENTO HSG & REDEVELOPMENT	3,111	4,683	874	66.43%	81.67%
CA008	KERN COUNTY HOUSING AUTHORITY	2,564	2,831	410	90.57%	105.91%
CA009	UPLAND HOUSING AUTHORITY	575	599	0	95.99%	95.99%
CA010	CITY OF RICHMOND HSG AUTH	1,784	1,616	0	110.40%	110.40%
CA011	COUNTY OF CONTRA COSTA HSG AUT	5,583	5,948	380	93.86%	100.27%
CA014	COUNTY OF SAN MATEO HSG AUTH	3,032	3,294	36	92.05%	93.06%
CA019	SAN BERNARDINO COUNTY HSG AUTH	5,976	6,863	948	87.08%	101.03%
CA021	SANTA BARBARA COUNTY HSG AUTH	2,555	2,721	0	93.90%	93.90%
CA022	NEEDLES HOUSING AUTHORITY	15	20	0	75.00%	75.00%
CA023	COUNTY OF MERCED HOUSING AUTHO	1,442	2,126	514	67.83%	89.45%
CA024	COUNTY OF SAN JOAQUIN HOUSING	3,013	3,715	700	81.10%	99.93%
CA025	CITY OF EUREKA HSG AUTH	569	655	0	86.87%	86.87%
CA026	COUNTY OF STANISLAUS HOUSING A	3,159	3,896	100	81.08%	83.22%
CA027	RIVERSIDE COUNTY HSNG AUTH	7,297	6,810	447	107.15%	114.68%
CA028	COUNTY OF FRESNO HSG AUTH	2,409	4,268	775	56.44%	68.97%
CA031	OXNARD HOUSING AUTHORITY	1,510	1,538	0	98.18%	98.18%
CA032	PORT HUENEME HOUSING AUTHORITY	205	279	0	73.48%	73.48%
CA033	COUNTY OF MONTEREY HSG AUTH	2,900	3,396	525	85.39%	101.01%
CA035	SAN BUENAVENTURA HOUSING AUTH	1,019	1,189	0	85.70%	85.70%
CA039	CALEXICO HOUSING AUTHORITY	235	244	30	96.31%	109.81%
CA041	CITY OF BENICIA HSG AUTH	331	372	0	88.98%	88.98%
CA043	COUNTY OF BUTTE HSG AUTH	1,457	1,504	114	96.88%	104.82%
CA044	YOLO COUNTY HSG AUTHORITY	1,308	1,289	11	101.47%	102.35%
CA048	COUNTY OF SUTTER HSG AUTHORITY	655	605	0	108.26%	108.26%
CA052	COUNTY OF MARIN HOUSING AUTHOR	1,825	1,999	60	91.30%	94.12%
CA053	KINGS COUNTY HOUSING AUTH	645	688	0	93.75%	93.75%
CA055	CITY OF VALLEJO	1,409	2,066	639	68.20%	98.74%
CA056	SAN JOSE HOUSING AUTHORITY	4,486	5,086	1,048	88.20%	111.09%
CA058	CITY OF BERKELEY HOUSING AUTHO	1,400	1,841	47	76.05%	78.04%
CA059	COUNTY OF SANTA CLARA HOUSING	6,292	7,522	1,153	83.65%	98.79%
CA060	CITY OF PITTSBURG HSG AUTH	657	747	0	87.95%	87.95%
CA061	CITY OF CRESCENT CITY HSG AUTH	514	590	0	87.12%	87.12%
CA062	CITY OF ALAMEDA HOUSING AUTHOR	1,368	1,632	175	83.82%	93.89%
CA063	SAN DIEGO HOUSING COMMISSION	8,672	8,586	519	101.00%	107.50%
CA064	SAN LUIS OBISPO HSNG AUTHORITY	1,446	1,467	0	98.57%	98.57%
CA065	CITY OF FAIRFIELD	673	740	0	90.95%	90.95%
CA066	SUISUN CITY HOUSING AUTHORITY	279	318	0	87.74%	87.74%
CA067	ALAMEDA COUNTY HSG AUTH	4,869	5,301	100	91.85%	93.62%
CA068	LONG BEACH HSG AUTH	5,344	5,372	0	99.48%	99.48%

HA Num	HA Name	Leased Units	Contracted Units	Special Purpose Units	Utilization	utilization excl spec *purp
CA069	CITY OF MADERA HOUSING AUTHORI	582	600	0	97.00%	97.00%
CA070	COUNTY OF PLUMAS HOUSING AUTHO	271	326	60	83.13%	101.88%
CA071	COMPTON HOUSING AUTHORITY	779	803	0	97.01%	97.01%
CA072	SANTA CRUZ COUNTY HSG AUTH	2,179	2,491	103	87.47%	91.25%
CA073	HSG AUTHORITY CITY OF NAPA	1,067	1,109	0	96.21%	96.21%
CA074	H.A. OF THE CITY OF LIVERMORE	545	672	0	81.10%	81.10%
CA075	SANTA PAULA HOUSING AUTHORITY	537	552	0	97.28%	97.28%
CA076	SANTA BARBARA HSNG AUTHORITY	1,436	1,492	150	96.25%	107.00%
CA077	CARLSBAD HOUSING AUTHORITY	485	578	75	83.91%	96.42%
CA079	PASADENA HOUSING AUTHORITY	1,089	1,303	143	83.58%	93.88%
CA082	INGLEWOOD HOUSING AUTHORITY	885	1,002	0	88.32%	88.32%
CA084	MENDOCINO COUNTY	740	862	25	85.85%	88.41%
CA085	COUNTY OF SONOMA	2,230	2,077	0	107.37%	107.37%
CA086	COUNTY OF HUMBOLDT HSG AUTH	504	567	0	88.89%	88.89%
CA088	CITY OF SANTA ROSA	1,012	991	16	102.12%	103.79%
CA092	AREA HSNG AUTH OF VENTURA CNTY	2,172	2,432	50	89.31%	91.18%
CA093	SANTA ANA HOUSING AUTHORITY	1,886	1,965	20	95.98%	96.97%
CA094	ORANGE COUNTY HSG AUTHORITY	7,072	7,429	140	95.19%	97.02%
CA095	COUNTY OF SHASTA HSG AUTH	579	644	0	89.91%	89.91%
CA101	LOS ANGELES COUNTY HSNG AUTH	2,102	2,861	0	73.47%	73.47%
CA102	GARDEN GROVE HOUSING AUTHORITY	1,663	1,712	83	97.14%	102.09%
CA103	REDONDO BEACH HSNG AUTHORITY	562	593	0	94.77%	94.77%
CA104	ANAHEIM HOUSING AUTHORITY	3,944	4,900	1,075	80.49%	103.11%
CA105	BURBANK HOUSING AUTHORITY	991	1,014	0	97.73%	97.73%
CA106	CITY OF REDDING HSG AUTH	1,221	1,292	28	94.50%	96.60%
CA107	YUBA COUNTY HOUSING AUTHORITY	351	449	67	78.17%	91.88%
CA108	SAN DIEGO COUNTY HSNG AUTH	8,090	8,232	300	98.28%	101.99%
CA110	CULVER CITY HSNG AUTHORITY	331	413	75	80.15%	97.93%
CA114	GLENDALE HOUSING AUTHORITY	1,172	1,267	0	92.50%	92.50%
CA116	NATIONAL CITY HOUSING AUTH.	977	1,044	0	93.58%	93.58%
CA117	PICO RIVERA HOUSING AUTH	444	511	0	86.89%	86.89%
CA118	NORWALK HOUSING AUTHORITY	590	753	100	78.35%	90.35%
CA119	SOUTH GATE HOUSING AUTH	539	654	0	82.42%	82.42%
CA120	BALDWIN PARK HOUSING AUTHORITY	628	882	74	71.20%	77.72%
CA121	TORRANCE HOUSING AUTHORITY	602	690	0	87.25%	87.25%
CA122	CITY OF HOLLISTER	236	314	0	75.16%	75.16%
CA123	POMONA HOUSING AUTHORITY	862	894	0	96.42%	96.42%
CA125	CITY OF VACAVILLE	717	811	29	88.41%	91.69%
CA126	HAWTHORNE HOUSING AUTHORITY	457	666	0	68.62%	68.62%
CA127	MARIPOSA COUNTY HSG AUTH	149	165	0	90.30%	90.30%
CA128	CITY OF ROSEVILLE	391	469	62	83.37%	96.07%
CA131	COUNTY OF SOLANO HSG AUTH	233	250	0	93.20%	93.20%
CA132	OCEANSIDE HOUSING AUTHORITY	805	1,131	100	71.18%	78.08%
CA135	LAKEWOOD HOUSING AUTHORITY	159	195	0	81.54%	81.54%
CA136	HAWAIIAN GARDENS HOUSING AUTH	106	132	0	80.30%	80.30%
CA137	PARAMOUNT HOUSING AUTHORITY	175	203	0	86.21%	86.21%
CA138	LAWNDALE HOUSING AUTHORITY	178	212	0	83.96%	83.96%
CA139	LOMITA HOUSING AUTHORITY	61	78	0	78.21%	78.21%
CA141	SAN JUAN BAUTISTA	66	70	0	94.29%	94.29%
CA143	IMPERIAL VALLEY HOUSING AUTHOR	1,266	1,376	61	92.01%	96.27%
CA144	LAKE COUNTY HOUSING COMMISSION	189	224	0	84.38%	84.38%
CA145	WEST HOLLYWOOD HSNG AUTH	87	88	0	98.86%	98.86%

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CA146	NEVADA COUNTY HOUSING AUTHORIT	231	294	75	78.57%	105.48%
CA147	SANTA FE SPRINGS H A	190	224	0	84.82%	84.82%
CA149	PLACER COUNTY HOUSING AUTHORIT	197	251	0	78.49%	78.49%
CA151	COMM SERVICE DEPT EL DORADO CO	314	340	25	92.35%	99.68%
CA152	LASSEN COUNTY	102	113	45	90.27%	150.00%
CA154	COUNTY OF TAHAMA	45	78	28	57.69%	90.00%
CA155	ENCINITAS HOUSING AUTHORITY	68	101	0	67.33%	67.33%
CA912	CALIFORNIA DEPT OF HSG AND COM	38	47	0	80.85%	80.85%
CA913	CALIFORNIA DEPT OF HSG AND COM	557	718	81	77.58%	87.44%
CO001	DENVER	4,109	4,582	242	89.68%	94.68%
CO002	PUEBLO	927	1,351	50	68.62%	71.25%
CO005	TRINIDAD	79	83	0	95.18%	95.18%
CO016	BOULDER CITY HSG AUTH	494	537	69	91.99%	105.56%
CO019	BRIGHTON HSG AUTH	193	212	0	91.04%	91.04%
CO024	LAS ANIMAS	116	124	0	93.55%	93.55%
CO028	COLORADO SPRINGS HOUSING AUTHO	1,440	1,849	257	77.88%	90.45%
CO031	LA JUNTA	93	102	0	91.18%	91.18%
CO034	LOVELAND HOUSING AUTHORITY	306	326	30	93.87%	103.38%
CO035	GREELEY	410	443	25	92.55%	98.09%
CO036	LITTLETON	282	288	0	97.92%	97.92%
CO041	FORT COLLINS	473	679	117	69.66%	84.16%
CO043	CENTER	24	25	0	96.00%	96.00%
CO048	ENGLEWOOD	293	393	0	74.55%	74.55%
CO049	LAKEWOOD	731	865	0	84.51%	84.51%
CO050	ARVADA	483	508	0	95.08%	95.08%
CO052	AURORA	763	1,009	75	75.62%	81.69%
CO057	SHERIDAN	155	177	0	87.57%	87.57%
CO058	ADAMS COUNTY	909	1,248	0	72.84%	72.84%
CO059	LOUISVILLE	26	27	0	96.30%	96.30%
CO061	BOULDER COUNTY	529	585	28	90.43%	94.97%
CO065	LAMAR	52	59	0	88.14%	88.14%
CO070	LONGMONT	447	509	130	87.82%	117.94%
CO071	FOUNTAIN	162	238	0	68.07%	68.07%
CO072	JEFFERSON COUNTY	1,253	1,316	275	95.21%	120.37%
CO079	MONTEZUMA COUNTY	248	262	0	94.66%	94.66%
CO081	ARCHULETA COUNTY	59	59	0	100.00%	100.00%
CO087	MONTROSE COUNTY	175	178	0	98.31%	98.31%
CO100	MANITOU SPRINGS	56	57	0	98.25%	98.25%
CO101	OTERO COUNTY	49	46	0	106.52%	106.52%
CO103	LARIMER COUNTY	36	35	0	102.86%	102.86%
CO105	EL PASO COUNTY	83	103	0	80.58%	80.58%
CO901	CO DEPT OF HS	1,938	2,273	160	85.26%	91.72%
CO911	CO DIV OF HSG	1,333	1,517	0	87.87%	87.87%
CT001	BRIDGEPORT HOUSING AUTHORITY	2,194	2,473	0	88.72%	88.72%
CT002	NORWALK HOUSING AUTHORITY	523	609	75	85.88%	97.94%
CT003	HARTFORD HOUSING AUTHORITY	1,104	1,720	0	64.19%	64.19%
CT004	HSG AUTH OF CITY OF NEW HAVEN	2,475	3,511	458	70.49%	81.07%
CT005	NEW BRITAIN HOUSING AUTHORITY	702	763	0	92.01%	92.01%
CT006	WATERBURY HOUSING AUTHORITY	1,063	1,264	2	84.10%	84.23%
CT007	STAMFORD HOUSING AUTHORITY	670	813	50	82.41%	87.81%
CT009	MIDDLETOWN HOUSING AUTHORITY	512	624	50	82.05%	89.20%
CT010	WILLIMANTIC HOUSING AUTHORITY	266	285	0	93.33%	93.33%

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CT011	MERIDEN HOUSING AUTHORITY	861	611	0	140.92%	140.92%
CT013	EAST HARTFORD HOUSING AUTHORIT	278	312	0	89.10%	89.10%
CT017	DERBY H A	248	278	0	89.21%	89.21%
CT018	NORWICH HOUSING AUTHORITY	226	215	18	105.12%	114.72%
CT019	GREENWICH HOUSING AUTHORITY	184	265	0	69.43%	69.43%
CT020	DANBURY HOUSING AUTHORITY	354	675	0	52.44%	52.44%
CT023	BRISTOL HOUSING AUTHORITY	307	323	0	95.05%	95.05%
CT025	WINCHESTER HOUSING AUTHORITY	192	218	0	88.07%	88.07%
CT026	MANCHESTER H A	259	422	0	61.37%	61.37%
CT027	STRATFORD HOUSING AUTHORITY	210	280	0	75.00%	75.00%
CT028	ROCKVILLE HOUSING AUTHORITY	306	437	121	70.02%	96.84%
CT029	WEST HAVEN HOUSING AUTHORITY	616	1,009	25	61.05%	62.60%
CT030	MILFORD HOUSING AUTHORITY	208	266	0	78.20%	78.20%
CT031	TORRINGTON HOUSING AUTHORITY	207	393	131	52.67%	79.01%
CT032	WINDSOR LOCKS HOUSING AUTHORIT	85	95	0	89.47%	89.47%
CT033	SOUTH WINDSOR HSG AUTHORITY	34	35	0	97.14%	97.14%
CT036	PORTLAND HOUSING AUTHORITY	59	72	0	81.94%	81.94%
CT039	WEST HARTFORD HA	523	575	8	90.96%	92.24%
CT040	GLASTONBURY HOUSING AUTHORITY	26	33	0	78.79%	78.79%
CT041	FARMINGTON H A	73	90	0	81.11%	81.11%
CT042	HAMDEN H A	176	184	0	95.65%	95.65%
CT048	WINDSOR H A	140	158	10	88.61%	94.59%
CT049	NEWINGTON H A	29	30	0	96.67%	96.67%
CT051	CITY OF HARTFORD	3,320	3,564	140	93.15%	96.96%
CT052	FAIRFIELD HSG AUTHORITY	113	171	0	66.08%	66.08%
CT053	WETHERSFIELD H A	44	46	0	95.65%	95.65%
CT058	PLAINFIELD H A	154	235	0	65.53%	65.53%
CT061	KILLINGLY HSG AUTHORITY	59	79	0	74.68%	74.68%
CT063	EAST HAVEN HSG AUTHORITY	20	22	0	90.91%	90.91%
CT067	WALLINGFORD HSG AUTHORITY	25	25	0	100.00%	100.00%
CT068	CANTON HOUSING AUTHORITY	5	14	0	35.71%	35.71%
CT901	CONN DEPT OF SOCIAL SERVICES	2,876	4,798	1,664	59.94%	91.77%
DC001	D.C HOUSING AUTHORITY	5,540	6,712	715	82.54%	92.38%
DE001	WILMINGTON HOUSING AUTHORITY	753	1,167	176	64.52%	75.98%
DE002	DOVER HOUSING AUTHORITY	126	220	30	57.27%	66.32%
DE003	NEWARK HOUSING AUTHORITY	191	200	0	95.50%	95.50%
DE005	NEW CASTLE COUNTY	1,288	1,614	25	79.80%	81.06%
FL001	HOUSING AUTH OF JACKSONVILLE	5,387	5,607	165	96.08%	98.99%
FL002	ST. PETERSBURG H/A	2,040	2,310	246	88.31%	98.84%
FL003	HA TAMPA	2,515	3,951	1,200	63.65%	91.42%
FL004	ORLANDO H/A	1,879	2,297	0	81.80%	81.80%
FL005	MIAMI DADE HOUSING AUTHORITY	9,141	11,854	1,050	77.11%	84.61%
FL007	HA DAYTONA BEACH	545	582	0	93.64%	93.64%
FL008	HA SARASOTA	518	575	0	90.09%	90.09%
FL009	HA WEST PALM BEACH GENERAL FUN	1,271	1,388	0	91.57%	91.57%
FL010	HA FORT LAUDERDALE CITY	1,258	1,417	293	88.78%	111.92%
FL011	CITY OF LAKELAND H/A	797	1,243	398	64.12%	94.32%
FL012	HA AVON PARK	26	25	0	104.00%	104.00%
FL013	KEY WEST H/A	185	254	0	72.83%	72.83%
FL015	NW FLORIDA REGIONAL HA	607	689	0	88.10%	88.10%
FL016	HA SANFORD	59	89	0	66.29%	66.29%
FL017	HA MIAMI BEACH	2,286	2,508	0	91.15%	91.15%

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FL018	PANAMA CITY HSG AUTH	414	418	0	99.04%	99.04%
FL019	HA COCOA	24	149	75	16.11%	32.43%
FL020	HA BREVARD COUNTY	990	1,253	200	79.01%	94.02%
FL021	HA PAHOKEE INC	40	29	0	137.93%	137.93%
FL022	HA NEW SMYRNA BEACH	207	208	0	99.52%	99.52%
FL024	ORMOND BEACH HSG AUTH	149	155	0	96.13%	96.13%
FL025	HA OF THE CITY OF TITUSVILLE	74	224	0	33.04%	33.04%
FL026	HA BARTOW	51	55	0	92.73%	92.73%
FL028	HA POMPANO BEACH	780	829	75	94.09%	103.45%
FL030	HA FLAGLER COUNTY	143	180	0	79.44%	79.44%
FL031	HA MARIANNA	118	117	0	100.85%	100.85%
FL032	HA OCALA	1,052	1,068	0	98.50%	98.50%
FL034	HA PLANT CITY	170	172	0	98.84%	98.84%
FL035	HA SPRINGFIELD	271	272	0	99.63%	99.63%
FL041	HA FORT PIERCE	632	709	0	89.14%	89.14%
FL045	HA STUART	55	61	0	90.16%	90.16%
FL049	HA LEVY COUNTY	129	142	0	90.85%	90.85%
FL057	HA PALATKA	220	236	30	93.22%	106.80%
FL060	HA PUNTA GORDA	105	171	0	61.40%	61.40%
FL062	PINELLAS COUNTY H/A	2,335	2,687	0	86.90%	86.90%
FL066	HIALEAH H/A	3,068	3,043	50	100.82%	102.51%
FL068	H/A CITY OF HOMESTEAD	1,521	1,618	0	94.00%	94.00%
FL069	FORT WALTON BEACH H/A	445	458	0	97.16%	97.16%
FL071	HA LAKE WALES	60	72	2	83.33%	85.71%
FL072	HA DELAND	383	399	0	95.99%	95.99%
FL073	HA TALLAHASSEE	944	1,064	0	88.72%	88.72%
FL075	CLEARWATER H/A	931	941	185	98.94%	123.15%
FL076	HA RIVIERA BEACH	365	425	0	85.88%	85.88%
FL079	BROWARD COUNTY HOUSING AUTHORI	2,966	3,773	425	78.61%	88.59%
FL080	HA PALM BEACH COUNTY	1,611	1,995	100	80.75%	85.01%
FL081	HA DEERFIELD BEACH	194	325	156	59.69%	114.79%
FL083	HA DELRAY BEACH	717	906	0	79.14%	79.14%
FL088	GAINESVILLE H/A	742	1,016	0	73.03%	73.03%
FL089	HILLSBOROUGH COUNTY-BOCC	1,473	1,964	0	75.00%	75.00%
FL091	CITY OF FORT MYERS	1,174	1,470	36	79.86%	81.87%
FL092	CITY OF PENSACOLA SECTION 8	1,604	1,805	50	88.86%	91.40%
FL093	ORANGE CO SECTION 8	809	1,153	0	70.16%	70.16%
FL095	SUMTER COUNTY HOUSING SERVICES	45	46	0	97.83%	97.83%
FL096	WAKULLA CO SECTION 8 HOUSING	181	250	35	72.40%	84.19%
FL097	MILTON HOUSING AUTHORITY	292	292	0	100.00%	100.00%
FL098	CITY OF GREEN COVE SPRINGS SEC	140	148	0	94.59%	94.59%
FL099	FORT WALTON BEACH HA	121	287	0	42.16%	42.16%
FL100	LEON COUNTY BOCC	104	123	0	84.55%	84.55%
FL101	CITY OF BRADENTON	307	353	0	86.97%	86.97%
FL102	BAKER CO HSG ASSIST PROGRAM	125	147	0	85.03%	85.03%
FL104	PASCO COUNTY HOUSING AUTHORITY	921	1,324	100	69.56%	75.25%
FL105	HA MANATEE COUNTY	675	707	0	95.47%	95.47%
FL108	HOLMES COUNTY COMMISSIONERS	191	194	0	98.45%	98.45%
FL109	TRI-COUNTY COMMUNITY COUNCIL	137	155	0	88.39%	88.39%
FL110	WALTON COUNTY HOUSING	359	364	0	98.63%	98.63%
FL111	SARASOTA BOCC	266	268	0	99.25%	99.25%
FL113	VOLUSIA COUNTY SECTION 8	294	322	0	91.30%	91.30%

HA Num	HA Name	Leased Units	Contracted Units	Special Purpose Units	Utilization	utilization excl spec purp
FL114	CRESTVIEW HOUSING AUTHORITY	0	197	0	0.00%	0.00%
FL115	CITY OF LEESBURG SECTION 8	189	202	0	93.56%	93.56%
FL116	DANIA HA	390	399	0	97.74%	97.74%
FL117	SUMTER COUNTY HOUSING SERVICES	78	86	0	90.70%	90.70%
FL119	HA BOCA RATON	436	446	0	97.76%	97.76%
FL123	HENDRY CO PUBLIC H/A	37	43	0	86.05%	86.05%
FL125	COLUMBIA COUNTY HA	53	107	0	49.53%	49.53%
FL128	HA LEE COUNTY	127	169	0	75.15%	75.15%
FL130	BAY CO. BOCC	106	106	0	100.00%	100.00%
FL132	INDIAN RIVER CO BD OF CO COMM	252	345	0	73.04%	73.04%
FL135	LAKE CO BD OF CO COMM	54	71	0	76.06%	76.06%
FL137	HERNANDO COUNTY HOUSING AUTHOR	272	285	0	95.44%	95.44%
FL139	HA WINTER HAVEN	81	88	0	92.05%	92.05%
FL141	COLLIER COUNTY HA	329	429	0	76.69%	76.69%
FL143	POLK COUNTY BOCC	94	110	0	85.45%	85.45%
FL144	MONROE CO HA	175	200	0	87.50%	87.50%
FL147	CITRUS COUNTY HOUSING SERVICES	90	101	0	89.11%	89.11%
FL888	BOLEY CTR FOR BEHAV HLTH CARE	10	75	75	13.33%	#DIV/0!
GA001	HA AUGUSTA	1,866	2,663	800	70.07%	100.16%
GA002	HA SAVANNAH	977	1,473	111	66.33%	71.73%
GA004	HA COLUMBUS GA GEN FUND ACCT C	1,148	1,232	24	93.18%	95.03%
GA005	ROME HA	73	375	0	19.47%	19.47%
GA006	HA ATLANTA GA	7,767	10,532	2,181	73.75%	93.01%
GA009	HA OF THE CITY OF BRUNSWICK	629	750	0	83.87%	83.87%
GA010	HA MARIETTA	823	993	0	82.88%	82.88%
GA023	HA ALBANY	48	50	0	96.00%	96.00%
GA062	HA AMERICUS	481	554	0	86.82%	86.82%
GA116	H A CARROLLTON	62	104	74	59.62%	206.67%
GA188	HA LITHONIA	86	96	0	89.58%	89.58%
GA228	HA JONESBORO	1,444	1,438	63	100.42%	105.02%
GA232	COLLEGE PARK HA	96	154	0	62.34%	62.34%
GA237	H/A DEKALB COUNTY	2,515	2,730	125	92.12%	96.55%
GA264	HA FULTON COUNTY	406	470	115	86.38%	114.37%
GA266	CITY OF MARIETTA	564	587	0	96.08%	96.08%
GA901	DCA	11,766	14,788	2,027	79.56%	92.20%
GQ901	GUAM HSG AND URBAN RENEWAL AUT	1,392	1,879	175	74.08%	81.69%
HI002	COUNTY OF HAWAII	1,185	1,448	204	81.84%	95.26%
HI003	CITY AND COUNTY OF HONOLULU	3,402	3,981	182	85.46%	89.55%
HI004	COUNTY OF MAUI	712	1,162	370	61.27%	89.90%
HI005	COUNTY OF KAUAI	869	1,133	0	76.70%	76.70%
HI901	HAWAII HSG AND COMM DEV CORP	2,047	3,462	1,108	59.13%	86.96%
IA002	CHARLES CITY HOUSING AUTHORITY	157	178	0	88.20%	88.20%
IA004	OTTUMWA HOUSING AUTHORITY	214	237	25	90.30%	100.94%
IA015	BURLINGTON LOW RENT HOUSING AG	263	277	0	94.95%	94.95%
IA018	SIOUX CITY HOUSING AUTHORITY	945	991	50	95.36%	100.43%
IA020	DES MOINES MUNICIPAL HOUSING A	1,739	2,297	40	75.71%	77.05%
IA021	LOW RENT HOUSNG AGENCY	17	20	0	85.00%	85.00%
IA022	CITY OF IOWA CITY	966	1,086	0	88.95%	88.95%
IA023	MUNICIPAL HOUSING AGENCY	429	648	100	66.20%	78.28%
IA024	CITY OF CEDAR RAPIDS	806	1,235	175	65.26%	76.04%
IA030	KEOKUK LOW RENT HOUSING AGENCY	94	171	40	54.97%	71.76%
IA038	EVANSDALE MUNICIPAL HOUSING AU	79	107	0	73.83%	73.83%

HA Num	HA Name	Leased Units	Contracted Units	Special Purpose Units	Utilization	utilization excl spec purp
IA042	CENTERVILLE MUN HSG AGENCY	92	98	0	93.88%	93.88%
IA045	CITY OF DAVENPORT, IOWA	403	560	0	71.96%	71.96%
IA047	FT MADISON HSG AUTH	60	70	0	85.71%	85.71%
IA049	MUSCATINE HOUSING AUTHORITY	259	328	0	78.96%	78.96%
IA050	WATERLOO HOUSING AUTHORITY	803	914	50	87.86%	92.94%
IA054	LRHA OF DECORAH IOWA	80	86	0	93.02%	93.02%
IA056	EMMETSBURG LOW RENT HOUSING	99	99	0	100.00%	100.00%
IA057	SPIRIT LAKE LOW RENT HSG AGENC	97	100	0	97.00%	97.00%
IA081	MAQUOKETA PUBLIC HOUSING	142	156	0	91.03%	91.03%
IA084	GRINNELL LOW RENT HOUSING AUTH	73	93	0	78.49%	78.49%
IA087	DUBUQUE DEPT OF HUMAN RIGHTS	829	915	0	90.60%	90.60%
IA089	CITY OF AMES DEPT. OF PLANNING	114	159	0	71.70%	71.70%
IA098	CLINTON IOWA HOUSING AUTHORITY	364	424	56	85.85%	98.91%
IA100	OSKALOOSA MUNICIPAL PHA	161	186	0	86.56%	86.56%
IA107	FORT DODGE HOUSING AGENCY	494	558	0	88.53%	88.53%
IA108	CITY OF MASON CITY	364	376	0	96.81%	96.81%
IA113	CITY OF CEDAR FALLS, IOWA	251	326	0	76.99%	76.99%
IA114	ALBIA LOW RENT HOUSING AGENCY	78	96	0	81.25%	81.25%
IA117	SOUTHERN IOWA REG HSG AUTHORIT	948	947	0	100.11%	100.11%
IA119	KNOXVILLE LOW RENT HOUSING AGE	221	263	101	84.03%	136.42%
IA120	WARREN COUNTY LOW RENT HOUSING	136	171	2	79.53%	80.47%
IA121	NEW HAMPTON MUNICIPAL HOUSING	74	97	0	76.29%	76.29%
IA122	REGIONAL HSG AUTH - VOUCHER XI	765	809	36	94.56%	98.97%
IA123	BETTENDORF HOUSING AUTHORITY	78	100	0	78.00%	78.00%
IA124	AREA XV MULTI-COUNTY HOUSING A	263	300	24	87.67%	95.29%
IA125	MARSHALLTOWN LRHA	271	307	0	88.27%	88.27%
IA126	EASTERN IOWA REGIONAL HOUSING	651	703	0	92.60%	92.60%
IA127	NORTH IOWA REGIONAL HOUSING AU	287	359	0	79.94%	79.94%
IA128	SOUTHEAST IOWA REGIONAL HSG AU	165	164	0	100.61%	100.61%
IA129	NORTHWEST IOWA REGIONAL HSG AU	464	503	15	92.25%	95.08%
IA130	UPPER EXPLORERLAND REGIONAL	256	244	0	104.92%	104.92%
IA131	CENTRAL IOWA REGIONAL HOUSING	522	592	0	88.18%	88.18%
IA132	IOWA NORTHLAND REGIONAL HSG AU	168	204	0	82.35%	82.35%
IA133	MID IOWA REGIONAL HOUSING AUTH	232	287	35	80.84%	92.06%
IA136	SIOUXLAND REGIONAL HOUSING AUT	200	246	0	81.30%	81.30%
IA138	REGION VI REGIONAL HOUSING AUT	82	98	0	83.67%	83.67%
ID005	HA CITY OF POCATELLO	421	436	0	96.56%	96.56%
ID013	BOISE CITY HA	920	1,033	35	89.06%	92.18%
ID016	SW IDAHO COOPERATIVE HA	838	852	0	98.36%	98.36%
ID021	ADA COUNTY HA	611	696	0	87.79%	87.79%
ID901	IDAHO HSG & FINANCE ASSN	2,627	2,900	0	90.59%	90.59%
IL001	HSG AUTH OF THE CITY OF E STL	260	351	105	74.07%	105.69%
IL002	CHICAGO HOUSING AUTHORITY	24,709	27,979	1,623	88.31%	93.75%
IL003	PEORIA HOUSING AUTHORITY	1,291	1,658	0	77.86%	77.86%
IL004	SPRINGFIELD HOUSING AUTHORITY	851	1,776	606	47.92%	72.74%
IL006	CHAMPAIGN COUNTY HOUSING AUTH	668	1,139	330	58.65%	82.57%
IL009	HA OF HENRY COUNTY	160	176	0	90.91%	90.91%
IL010	GREATER MAH OF ROCK ISLAND	325	369	0	88.08%	88.08%
IL011	CITY OF DANVILLE HOUSING AUTHO	513	555	25	92.43%	96.79%
IL012	DECATUR HOUSING AUTHORITY	849	899	0	94.44%	94.44%
IL014	HSG AUTH FOR LASALLE COUNTY	432	536	0	80.60%	80.60%
IL015	MADISON HA	772	916	0	84.28%	84.28%

HA Num	HA Name	Leased Units	Contracted Units	Special Purpose Units	Utilization	Utilization excl spec purp.
IL016	QUINCY HOUSING AUTHORITY	9	15	0	60.00%	60.00%
IL018	HOUSING AUTH.CITY OF ROCK ISLA	132	167	0	79.04%	79.04%
IL020	MOLINE HA	200	234	0	85.47%	85.47%
IL022	ROCKFORD HOUSING AUTHORITY	1,138	1,504	60	75.66%	78.81%
IL024	HOUSING AUTHORITY OF JOLIET	776	791	0	98.10%	98.10%
IL025	HSG AUTHORITY OF COOK COUNTY	9,593	10,669	795	89.91%	97.15%
IL026	WAUKEGAN HOUSING AUTHORITY	492	544	50	90.44%	99.60%
IL028	MENARD COUNTY HSG AUTHORITY	70	83	0	84.34%	84.34%
IL029	FREEPORT HOUSING AUTHORITY	51	50	0	102.00%	102.00%
IL030	ST CLAIR COUNTY HA	1,731	2,016	0	85.86%	85.86%
IL032	WHITESIDE CTY HA	194	285	0	68.07%	68.07%
IL034	FORD CTY HA	7	75	0	9.33%	9.33%
IL035	LEE COUNTY HOUSING AUTHORITY	23	42	0	54.76%	54.76%
IL036	VERMILION COUNTY HSG AUTHORITY	88	108	0	81.48%	81.48%
IL037	MONTGOMERY COUNTY HSG AUTH	73	89	0	82.02%	82.02%
IL038	CHRISTIAN CTY HA	18	20	0	90.00%	90.00%
IL039	KANKAKEE COUNTY HSG AUTHORITY	471	575	0	81.91%	81.91%
IL040	LOGAN COUNTY HOUSING AUTHORITY	56	62	0	90.32%	90.32%
IL042	MASON COUNTY HOUSING AUTHORITY	113	150	0	75.33%	75.33%
IL043	SALINE COUNTY HSG AUTHORITY	115	128	0	89.84%	89.84%
IL050	WILLIAMSON COUNTY HSG AUTH	110	163	0	67.48%	67.48%
IL051	HA BLOOMINGTON	398	430	0	92.56%	92.56%
IL052	HA RANDOLPH COUNTY	38	50	0	76.00%	76.00%
IL053	JACKSON COUNTY HSG AUTHORITY	380	430	0	88.37%	88.37%
IL056	HA OF THE COUNTY OF LAKE	1,826	2,365	181	77.21%	83.61%
IL057	MARION COUNTY HSG AUTHORITY	216	227	0	95.15%	95.15%
IL059	HSG AUTH OF JEFFERSON COUNTY	89	99	0	89.90%	89.90%
IL061	FRANKLIN COUNTY HOUSING AUTHOR	56	65	0	86.15%	86.15%
IL069	CLARK COUNTY HOUSING AUTHORITY	38	50	0	76.00%	76.00%
IL070	HA OF THE COUNTY OF CUMBERLAND	31	60	0	51.67%	51.67%
IL074	HA COUNTY OF JERSEY	180	195	0	92.31%	92.31%
IL076	MCDONOUGH COUNTY HSG AUTHORITY	74	125	0	59.20%	59.20%
IL079	MORGAN COUNTY HSG AUTHORITY	128	154	0	83.12%	83.12%
IL082	HA OF THE COUNTY OF JO DAVIESS	37	41	0	90.24%	90.24%
IL083	WINNEBAGO COUNTY HSG AUTH	236	323	50	73.07%	86.45%
IL084	FULTON COUNTY HSG AUTHORITY	210	274	0	76.64%	76.64%
IL085	KNOX COUNTY HOUSING AUTHORITY	175	280	0	62.50%	62.50%
IL086	BUREAU CTY HOUSING AUTHORITY	66	71	0	92.96%	92.96%
IL087	HA OF THE COUNTY OF SHELBY	21	30	0	70.00%	70.00%
IL088	WAYNE COUNTY HSG AUTHORITY	64	70	0	91.43%	91.43%
IL089	HA OF THE COUNTY OF DEKALB	389	397	0	97.98%	97.98%
IL090	AURORA HOUSING AUTHORITY	629	762	0	82.55%	82.55%
IL091	WARREN COUNTY HSG AUTHORITY	75	100	0	75.00%	75.00%
IL092	ELGIN HA	564	913	152	61.77%	74.11%
IL094	LIVINGSTON COUNTY HSG AUTH	38	73	0	52.05%	52.05%
IL095	OGLE COUNTY HSG AUTHORITY	65	93	0	69.89%	69.89%
IL096	RICHLAND HA	68	80	0	85.00%	85.00%
IL101	DUPAGE HOUSING AUTHORITY	1,696	2,157	200	78.63%	86.66%
IL103	OAK PARK HOUSING AUTHORITY	376	427	0	88.06%	88.06%
IL104	WOODFORD COUNTY HOUSING AUTHOR	155	240	0	64.58%	64.58%
IL107	CITY OF N CHICAGO HSG AUTH	524	458	0	114.41%	114.41%
IL116	MCHENRY COUNTY HSG AUTH	728	867	50	83.97%	89.11%

HA Num	HA Name	Leased Units	Contracted Units	Special Purpose Units	Utilization	utilization excl spec purp.
IL120	EDGAR COUNTY HOUSING AUTHORITY	47	75	0	62.67%	62.67%
IL122	BOONE COUNTY HOUSING AUTHORITY	184	238	0	77.31%	77.31%
IL124	EAST PEORIA HOUSING AUTHORITY	166	195	0	85.13%	85.13%
IL126	HSG AUTH OF THE CITY OF MARION	116	120	0	96.67%	96.67%
IL130	CICERO HOUSING AUTHORITY	194	230	0	84.35%	84.35%
IL131	MERCER COUNTY HSG AUTHORITY	31	35	0	88.57%	88.57%
IL136	HSG AUTH OF PARK FOREST	86	177	0	48.59%	48.59%
IL911	ILLINOIS DEPT OF COMMERCE & CA	199	315	0	63.17%	63.17%
IN002	VINCENNES HA	263	315	0	83.49%	83.49%
IN003	FORT WAYNE HA-CITY OF FORT WAY	1,460	1,735	100	84.15%	89.30%
IN004	HA DELAWARE COUNTY	225	256	0	87.89%	87.89%
IN005	MUNCIE HA	536	746	0	71.85%	71.85%
IN006	ANDERSON HA	1,024	1,146	0	89.35%	89.35%
IN007	HA KOKOMO	591	674	0	87.69%	87.69%
IN009	RICHMOND HA	250	273	0	91.58%	91.58%
IN010	HAMMOND HA	524	564	0	92.91%	92.91%
IN011	GARY HA	834	1,014	0	82.25%	82.25%
IN012	HA NEW ALBANY	50	50	0	100.00%	100.00%
IN015	SOUTH BEND HA	1,353	1,833	0	73.81%	73.81%
IN016	HA CITY OF EVANSVILLE	1,462	1,662	137	87.97%	95.87%
IN017	INDIANAPOLIS HOUSING AGENCY	4,560	6,516	705	69.98%	78.47%
IN018	TELL CITY HA	50	43	0	116.28%	116.28%
IN019	MICHIGAN CITY HA	223	251	87	88.84%	135.98%
IN020	HOUSING AUTH CITY OF MISHAWAKA	228	307	4	74.27%	75.25%
IN021	HOUSING AUTHORITY OF THE CITY	771	826	0	93.34%	93.34%
IN022	BLOOMINGTON HOUSING AUTHORITY	963	1,257	30	76.61%	78.48%
IN023	HOUSING AUTH. CITY OF JEFFERSO	376	382	0	98.43%	98.43%
IN025	HA CHARLESTOWN	65	70	0	92.86%	92.86%
IN026	ELKHART HOUSING AUTHORITY	391	460	0	85.00%	85.00%
IN029	EAST CHICAGO HA	562	636	0	88.36%	88.36%
IN031	BEDFORD CITY HA	94	120	0	78.33%	78.33%
IN032	BLOOMFIELD HA	46	50	0	92.00%	92.00%
IN034	HOUSING AUTHORITY CITY OF SULL	19	50	0	38.00%	38.00%
IN035	BRAZIL IN HA	108	115	0	93.91%	93.91%
IN037	MT. VERNON HA	145	203	0	71.43%	71.43%
IN041	HOUSING AUTHORITY OF THE CITY	250	296	50	84.46%	101.63%
IN043	CANNELTON HOUSING AUTHORITY	103	116	0	88.79%	88.79%
IN047	HOUSING AUTHORITY OF THE CITY	299	301	0	99.34%	99.34%
IN048	ROCKVILLE HSG AUTH	112	133	0	84.21%	84.21%
IN050	NEW CASTLE HOUSING AUTHORITY	218	249	0	87.55%	87.55%
IN055	HA LINTON	186	219	0	84.93%	84.93%
IN056	SEYMOUR HOUSINGAUTHORITY	129	134	0	96.27%	96.27%
IN058	HA COLUMBUS	484	579	20	83.59%	86.58%
IN060	WARSAW HOUSING AUTHORITY	145	175	0	82.86%	82.86%
IN062	DECATUR HOUSING AUTHORITY	172	178	0	96.63%	96.63%
IN067	HOUSING AUTHORITY OF KNOX COUN	309	334	0	92.51%	92.51%
IN069	FULTON CO. HSG AUTH	173	175	0	98.86%	98.86%
IN070	PHA OF FRANKLIN COUNTY	74	100	0	74.00%	74.00%
IN071	HA FOR THE CITY OF LAFAYETTE	743	755	0	98.41%	98.41%
IN073	FAYETTE COUNTY HA	186	350	0	53.14%	53.14%
IN075	WEST LAFAYETTE HSG AUTH	44	51	0	86.27%	86.27%
IN077	JASONVILLE HOUSING AUTHORITY	43	50	0	86.00%	86.00%

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IN078	GREENSBURG HOUSING AUTHORITY	83	115	0	72.17%	72.17%
IN079	ELWOOD HSG AUTH	247	251	0	98.41%	98.41%
IN080	NOBLESVILLE HOUSING AUTHORITY	115	163	0	70.55%	70.55%
IN084	PORTLAND HSG AUTH	38	50	0	76.00%	76.00%
IN086	UNION CITY HA	105	113	0	92.92%	92.92%
IN089	ROME CITY HA	5	5	0	100.00%	100.00%
IN091	HA PERU	173	188	0	92.02%	92.02%
IN092	LOGANSPORT HOUSING AUTHORITY	235	235	0	100.00%	100.00%
IN094	GREENCASTLE HOUSING AUTHORITY	166	184	0	90.22%	90.22%
IN100	ST. JOSEPH COUNTY HOUSING AUTH	203	200	0	101.50%	101.50%
IN101	THE HOUSING AUTHORITY OF THE	173	206	0	83.98%	83.98%
IN103	PLYMOUTH HOUSING AUTHORITY	123	171	0	71.93%	71.93%
IN104	JENNINGS COUNTY HOUSING AUTH	24	26	0	92.31%	92.31%
IN901	INDIANA DEPT OF HUMAN SERVICES	3,484	3,756	100	92.76%	95.30%
KS001	KANSAS CITY HOUSING AUTHORITY	484	819	0	59.10%	59.10%
KS002	TOPEKA HOUSING AUTHORITY	771	974	30	79.16%	81.67%
KS004	WICHITA HOUSING AUTHORITY	1,756	1,990	75	88.24%	91.70%
KS006	DODGE CITY HOUSING AUTHORITY	57	72	0	79.17%	79.17%
KS009	BONNER SPRINGS HOUSING AUTHORI	22	35	0	62.86%	62.86%
KS017	ATCHISON HOUSING AUTHORITY	31	26	0	119.23%	119.23%
KS038	SALINA HOUSING AUTHORITY	244	287	0	85.02%	85.02%
KS040	FORT SCOTT HOUSING AUTHORITY	17	28	0	60.71%	60.71%
KS041	GREAT BEND HOUSING AUTHORITY	75	80	0	93.75%	93.75%
KS043	OLATHE HOUSING AUTHORITY	189	239	0	79.08%	79.08%
KS062	CHANUTE HOUSING AUTHORITY	18	25	0	72.00%	72.00%
KS063	MANHATTAN HOUSING AUTHORITY	175	197	0	88.83%	88.83%
KS068	CITY OF LEAVENWORTH	211	339	87	62.24%	83.73%
KS073	NEWTON HOUSING AUTHORITY	38	42	0	90.48%	90.48%
KS105	JUNCTION CITY PUBLIC HOUSING A	72	71	0	101.41%	101.41%
KS149	PITTSBURG PUBLIC HOUSING AUTHO	312	359	0	86.91%	86.91%
KS159	ECKAN	377	427	0	88.29%	88.29%
KS160	DOUGLAS COUNTY	85	163	0	52.15%	52.15%
KS161	SEK-CAP, INC	161	184	0	87.50%	87.50%
KS162	JOHNSON COUNTY HOUSING AUTHORI	1,096	1,242	11	88.24%	89.03%
KS165	FORD COUNTY HOUSING AUTHORITY	210	201	0	104.48%	104.48%
KS166	COWLEY COUNTY	214	318	44	67.30%	78.10%
KS167	RILEY COUNTY HA	116	116	0	100.00%	100.00%
KS168	NEK-CAP, INC	95	106	0	89.62%	89.62%
KS169	SEDGWICK COUNTY HOUSING AUTHOR	225	318	0	70.75%	70.75%
KS170	ELLIS COUNTY PHA	70	84	0	83.33%	83.33%
KY003	FRANKFORT HOUSING AUTHORITY	423	455	0	92.97%	92.97%
KY007	MADISONVILLE HOUSING AUTHORITY	210	253	0	83.00%	83.00%
KY008	SOMERSET HOUSING AUTHORITY	176	191	0	92.15%	92.15%
KY009	OWENSBORO HOUSING AUTHORITY	250	251	0	99.60%	99.60%
KY011	HOPKINSVILLE HOUSING AUTHORITY	444	484	85	91.74%	111.28%
KY012	HENDERSON HOUSING AUTHORITY	613	649	0	94.45%	94.45%
KY015	NEWPORT HOUSING AUTHORITY	438	432	0	101.39%	101.39%
KY017	MAYSVILLE HOUSING AUTHORITY	101	162	0	62.35%	62.35%
KY021	CYNTHIANA HOUSING AUTHORITY	140	210	0	66.67%	66.67%
KY022	LEBANON HOUSING AUTHORITY	50	57	0	87.72%	87.72%
KY027	PAINTSVILLE HOUSING AUTHORITY	90	87	0	103.45%	103.45%
KY035	PRESTONSBURG HOUSING AUTHORITY	141	144	0	97.92%	97.92%

HA Num	HA Name	Leased Units	Contracted Units	Special Purpose Units	Utilization	utilization excl spec purp
KY040	MAYFIELD HOUSING AUTHORITY	192	232	0	82.76%	82.76%
KY047	CAMPBELLSVILLE HA	201	250	0	80.40%	80.40%
KY053	GREENSBURG HOUSING AUTHORITY	120	118	0	101.69%	101.69%
KY056	SPRINGFIELD HOUSING AUTHORITY	67	69	0	97.10%	97.10%
KY061	GEORGETOWN HOUSING AUTHORITY	312	356	0	87.64%	87.64%
KY086	LAWRENCE COUNTY HA	106	130	0	81.54%	81.54%
KY105	JEFFERSON COUNTY HA	3,817	3,510	0	108.75%	108.75%
KY107	PIKEVILLE HOUSING AUTHORITY	327	341	0	95.89%	95.89%
KY130	LEXINGTON-FAYETTE COUNTY HA	1,483	1,808	557	82.02%	118.55%
KY131	CITY OF LOUISVILLE HA	2,825	2,846	0	99.26%	99.26%
KY132	CITY OF RICHMOND SECTION 8 HSG	622	623	0	99.84%	99.84%
KY133	COVINGTON HOUSING AUTHORITY	980	1,073	0	91.33%	91.33%
KY135	BOONE COUNTY HOUSING AUTHORITY	578	592	0	97.64%	97.64%
KY136	CAMPBELL COUNTY HA	546	635	0	85.98%	85.98%
KY137	PADUCAH HOUSING AUTHORITY	405	433	40	93.53%	103.05%
KY138	COMMUNITY DEVELOPMENT AGENCY	230	241	0	95.44%	95.44%
KY140	PARIS BOURBON COUNTY HA	416	472	0	88.14%	88.14%
KY141	PINEVILLE/BELL COUNTY HA	339	377	0	89.92%	89.92%
KY142	ASHLAND HOUSING AUTHORITY	348	616	0	56.49%	56.49%
KY143	WILLIAMSBURG CDA	518	553	0	93.67%	93.67%
KY144	HICKMAN HOUSING AUTHORITY	151	185	0	81.62%	81.62%
KY146	HARRODSBURG HOUSING AUTHORITY	146	155	0	94.19%	94.19%
KY150	BARBOURVILLE HOUSING AUTHORITY	148	156	0	94.87%	94.87%
KY154	BLOOMFIELD HOUSING AUTHORITY	35	46	0	76.09%	76.09%
KY157	FLOYD COUNTY HOUSING AUTHORITY	320	326	25	98.16%	106.31%
KY159	ELLIOTT COUNTY HA	52	82	0	63.41%	63.41%
KY161	GREENUP CO/APPALACHIAN FTHILL	276	413	75	66.83%	81.66%
KY163	LAKE CUMBERLAND HA	485	514	0	94.36%	94.36%
KY165	GRAYSON-CARTER COUNTY HA	109	153	0	71.24%	71.24%
KY169	LAUREL COUNTY HA	279	330	0	84.55%	84.55%
KY171	BOWLING GREEN HA	354	441	0	80.27%	80.27%
KY173	GLASGOW CDA	291	304	0	95.72%	95.72%
KY176	CLINTON HOUSING AUTHORITY	20	45	0	44.44%	44.44%
KY901	KENTUCKY HOUSING CORPORATION	3,218	3,931	0	81.86%	81.86%
LA001	NEW ORLEANS HOUSING AUTHORITY	4,917	6,994	180	70.30%	72.16%
LA002	SHREVEPORT HSG AUTHORITY	1,773	2,561	355	69.23%	80.37%
LA003	EAST BATON ROUGE PARISH HA	1,701	1,866	100	91.16%	96.32%
LA004	LAKE CHARLES HOUSING AUTHORITY	1,256	1,534	0	81.88%	81.88%
LA005	LAFAYETTE (CITY) HSG.AUTH.	723	952	125	75.95%	87.42%
LA006	MONROE HOUSING AUTHORITY	1,114	1,147	0	97.12%	97.12%
LA012	KENNER HOUSING AUTHORITY	507	572	0	88.64%	88.64%
LA013	JEFFERSON PARISH HA	1,747	2,680	946	65.19%	100.75%
LA023	ALEXANDRIA HSG AUTHORITY	581	826	0	70.34%	70.34%
LA024	BOGALUSA HOUSING AUTHORITY	79	98	0	80.61%	80.61%
LA029	CROWLEY HOUSING AUTH., SEC.8	344	365	0	94.25%	94.25%
LA031	MAMOU HOUSING AUTHORITY	19	20	0	95.00%	95.00%
LA032	CHURCH POINT HOUSING AUTHORITY	77	88	0	87.50%	87.50%
LA033	OAKDALE HOUSING AUTHORITY	112	120	0	93.33%	93.33%
LA037	MINDEN HOUSING AUTHORITY	134	137	0	97.81%	97.81%
LA046	VINTON HOUSING AUTHORITY	42	70	0	60.00%	60.00%
LA054	RUSTON HOUSING AUTH., SEC.8	126	136	0	92.65%	92.65%
LA057	PINEVILLE (CITY) HA, SEC.8	166	165	0	100.61%	100.61%

HA Num	HA Name	Leased Units	Contracted Units	Special Purpose Units	Utilization	Utilization excl spec purp
LA063	SULPHUR HOUSING AUTHORITY	78	101	0	77.23%	77.23%
LA067	ST LANDRY PARISH HSG AUTHORITY	472	546	0	86.45%	86.45%
LA074	SABINE PH. HOUSING AUTHORITY,	103	108	0	95.37%	95.37%
LA075	PONCHATOULA HOUSING AUTH.	56	60	0	93.33%	93.33%
LA094	ST. CHARLES PH., HA, SEC.8	211	305	0	69.18%	69.18%
LA099	INDEPENDENCE (TOWN OF) HA	49	55	0	89.09%	89.09%
LA101	DENHAM SPRINGS HOUSING AUTH.	96	120	0	80.00%	80.00%
LA103	SLIDELL (CITY) HSG. AUTHORITY	215	304	0	70.72%	70.72%
LA104	HAMMOND HOUSING AUTHORITY	265	286	0	92.66%	92.66%
LA111	LEESVILLE HOUSING AUTHORITY	35	56	0	62.50%	62.50%
LA114	DELHI HOUSING AUTHORITY	36	40	0	90.00%	90.00%
LA115	NATCHITOCHES (CITY OF) HA	371	449	0	82.63%	82.63%
LA120	GRANT PARISH HOUSING AUTHORITY	99	113	0	87.61%	87.61%
LA122	COLFAX HOUSING AUTHORITY	43	50	0	86.00%	86.00%
LA125	CALDWELL PARISH HSG AUTHORITY	67	95	0	70.53%	70.53%
LA128	VERNON PARISH HSG AUTHORITY	39	48	0	81.25%	81.25%
LA129	RAPIDES PARISH HOUSING AUTH.	86	83	0	103.61%	103.61%
LA132	AVOYELLES PH.POLICE JURY,SEC.8	96	119	0	80.67%	80.67%
LA136	BROUSSARD HOUSING AUTHORITY	107	143	40	74.83%	103.88%
LA159	CONCORDIA PARISH POLICE JURY	41	51	0	80.39%	80.39%
LA163	RED RIVER PARISH POLICE JURY	44	45	0	97.78%	97.78%
LA165	NEW IBERIA (CITY OF)	166	196	0	84.69%	84.69%
LA166	NATCHITOCHES PARISH HSG AUTH	284	334	0	85.03%	85.03%
LA168	JEANERETTE SEC.8 HSG.AGENCY	32	33	0	96.97%	96.97%
LA169	NEWELLTON HOUSING AUTHORITY	115	129	0	89.15%	89.15%
LA171	OUACHITA PH.POLICE JURY, SEC.8	511	514	0	99.42%	99.42%
LA172	CALCASIEU PARISH POLICE JURY	448	536	0	83.58%	83.58%
LA173	ST. MARTINVILLE HSG AUTHORITY	50	50	0	100.00%	100.00%
LA174	RAYNE (CITY OF) HSG. AGENCY	82	93	0	88.17%	88.17%
LA177	VERMILION PH.POLICE JURY, SEC8	261	316	0	82.59%	82.59%
LA178	ST MARTIN PARISH GOVT HSG DEPT	209	241	0	86.72%	86.72%
LA179	PLAQUEMINE (CITY OF) SEC.8 HSG	132	134	0	98.51%	98.51%
LA181	ST JOHN THE BAPTIST PARISH HA	103	102	0	100.98%	100.98%
LA182	EVANGELINE PH.POLICE JURY,SEC8	107	120	0	89.17%	89.17%
LA186	WEST MONROE HSG AUTH	424	463	0	91.58%	91.58%
LA187	ST BERNARD PARISH POLICE JURY	253	280	0	90.36%	90.36%
LA188	JEFFERSON DAVIS PH.POLICE JURY	125	129	0	96.90%	96.90%
LA189	IBERIA PARISH GVT.,SEC.8 PROGR	173	226	0	76.55%	76.55%
LA192	VILLE PLATTE (TOWN OF)	90	90	0	100.00%	100.00%
LA194	THIBODAUX (CITY) COM.DEV.SEC.8	177	251	0	70.52%	70.52%
LA195	EAST CARROLL PH.POLICE JURY	117	142	0	82.39%	82.39%
LA196	UNION PARISH POLICE JURY	74	81	0	91.36%	91.36%
LA199	PORT ALLEN (CITY OF)	110	138	0	79.71%	79.71%
LA202	DONALDSONVILLE (CITY OF) SEC.8	85	95	0	89.47%	89.47%
LA204	WEST BATON ROUGE PH. COUNCIL,	66	80	0	82.50%	82.50%
LA205	NEW ROADS (TOWN OF)	30	42	0	71.43%	71.43%
LA206	KENTWOOD (TOWN 0F) SEC.8	48	55	0	87.27%	87.27%
LA209	DERIDDER (CITY OF) SEC 8 HSG	34	35	0	97.14%	97.14%
LA211	TERREBONNE PARISH CONSOL GOVT	387	512	109	75.59%	96.03%
LA213	WEBSTER PARISH POLICE JURY	171	177	0	96.61%	96.61%
LA215	ASSUMPTION PARISH POLICE JURY	77	108	0	71.30%	71.30%
LA217	WASHINGTON PH. HA, SEC.8 PROGR	131	155	0	84.52%	84.52%

HA Num	HA Name	Leased Units	Contracted Units	Special Purpose Units	Utilization	utilization excl spec. purp.
LA219	BATON ROUGE (CITY OF) COM.DEV.	66	117	0	56.41%	56.41%
LA220	ST. MARY PARISH SEC 8 HOUSING	187	200	0	93.50%	93.50%
LA221	MORGAN CITY HOUSING AUTHORITY	128	134	0	95.52%	95.52%
LA230	DESOTO PARISH POLICE JURY	169	170	0	99.41%	99.41%
LA232	RUSTON (CITY) SEC.8 HSG.AGENCY	47	47	0	100.00%	100.00%
LA238	COVINGTON HOUSING AUTHORITY	97	109	0	88.99%	88.99%
LA242	TALLULAH (CITY OF) PHA	53	55	0	96.36%	96.36%
LA246	CLAIBORNE PARISH POLICE JURY	72	84	0	85.71%	85.71%
LA247	KINDER (TOWN OF) HSG. AGENCY	91	97	0	93.81%	93.81%
LA248	JACKSON PARISH POLICE JURY	15	18	0	83.33%	83.33%
LA253	LAFOURCHE PH. HSG.COUNCIL,SEC8	195	271	0	71.96%	71.96%
LA254	PEARL RIVER (TOWN) HSG. AUTH.	35	70	0	50.00%	50.00%
LA257	WINN PARISH POLICE JURY, SEC.8	60	68	0	88.24%	88.24%
LA258	MOREHOUSE PARISH POLICE JURY	83	102	0	81.37%	81.37%
LA259	VERNON PARISH POLICE JURY	17	18	0	94.44%	94.44%
LA266	WHITE CASTLE (TOWN OF) HA	12	14	0	85.71%	85.71%
LA269	OBERLIN (TOWN OF)	7	75	75	9.33%	#DIV/0!
MA001	LOWELL HOUSING AUTHORITY	777	999	0	77.78%	77.78%
MA002	BOSTON HOUSING AUTHORITY	7,558	9,830	1,049	76.89%	86.07%
MA005	HOLYOKE HOUSING AUTHORITY	959	1,036	74	92.57%	99.69%
MA006	FALL RIVER HSG AUTHORITY	2,431	2,431	250	100.00%	111.46%
MA007	NEW BEDFORD HOUSING AUTHORITY	1,280	1,592	1	80.40%	80.45%
MA008	CHICOPEE HOUSING AUTHORITY	338	393	0	86.01%	86.01%
MA010	LAWRENCE HOUSING AUTHORITY	846	855	25	98.95%	101.93%
MA012	WORCESTER HOUSING AUTHORITY	1,491	1,638	100	91.03%	96.94%
MA013	WALTHAM HOUSING AUTHORITY	367	450	0	81.56%	81.56%
MA014	REVERE HOUSING AUTHORITY	347	382	0	90.84%	90.84%
MA015	MEDFORD HOUSING AUTHORITY	731	870	284	84.02%	124.74%
MA016	CHELSEA HOUSING AUTHORITY	336	337	0	99.70%	99.70%
MA017	TAUNTON HOUSING AUTHORITY	424	478	0	88.70%	88.70%
MA018	ATTLEBORO HSG AUTHORITY	60	91	35	65.93%	107.14%
MA019	WOBURN HOUSING AUTHORITY	218	259	0	84.17%	84.17%
MA020	QUINCY HOUSING AUTHORITY	739	837	100	88.29%	100.27%
MA022	MALDEN HOUSING AUTHORITY	635	670	0	94.78%	94.78%
MA023	LYNN HOUSING AUTHORITY	997	1,140	0	87.46%	87.46%
MA024	BROCKTON HOUSING AUTHORITY	723	823	18	87.85%	89.81%
MA025	GLOUCESTER HOUSING AUTHORITY	460	523	0	87.95%	87.95%
MA026	NORTHAMPTON HOUSING AUTHORITY	243	278	20	87.41%	94.19%
MA027	EVERETT HSG AUTHORITY	354	365	0	96.99%	96.99%
MA028	FRAMINGHAM HOUSING AUTHORITY	601	787	0	76.37%	76.37%
MA029	PITTSFIELD HOUSING AUTHORITY	469	580	10	80.86%	82.28%
MA031	SOMERVILLE HOUSING AUTHORITY	779	1,034	210	75.34%	94.54%
MA032	NEWBURYPORT HOUSING AUTHORITY	73	82	0	89.02%	89.02%
MA033	BROOKLINE HOUSING AUTHORITY	429	619	0	69.31%	69.31%
MA034	NORTH ADAMS HOUSING AUTHORITY	253	313	9	80.83%	83.22%
MA035	SPRINGFIELD HSG AUTHORITY	2,078	2,077	125	100.05%	106.45%
MA036	NEWTON HOUSING AUTHORITY	315	441	0	71.43%	71.43%
MA037	FITCHBURG HSG AUTHORITY	124	177	0	70.06%	70.06%
MA039	WINCHENDON HOUSING AUTHORITY	32	35	0	91.43%	91.43%
MA040	DEDHAM HSG AUTHORITY	295	404	75	73.02%	89.67%
MA041	SHREWSBURY HOUSING AUTHORITY	149	173	0	86.13%	86.13%
MA042	BELMONT HSG AUTHORITY	32	47	0	68.09%	68.09%

HA Num	HA Name	Leased Units	Contracted Units	Special Purpose Units	Utilization	utilization excl spec purp.
MA043	DRACUT HSG AUTHORITY	61	68	0	89.71%	89.71%
MA044	BEVERLY HOUSING AUTHORITY	240	320	75	75.00%	97.96%
MA045	WEYMOUTH HOUSING AUTHORITY	154	159	0	96.86%	96.86%
MA046	BARNSTABLE HSG AUTHORITY	320	471	200	67.94%	118.08%
MA047	FALMOUTH HSG AUTHORITY	278	319	0	87.15%	87.15%
MA048	ARLINGTON HSG AUTHORITY	334	422	0	79.15%	79.15%
MA050	WESTFIELD HSG AUTHORITY	235	239	25	98.33%	109.81%
MA051	ADAMS HSG AUTHORITY	90	95	0	94.74%	94.74%
MA053	BRAINTREE HSG AUTHORITY	179	395	260	45.32%	132.59%
MA054	PEABODY HSG AUTHORITY	261	262	0	99.62%	99.62%
MA055	SALEM HOUSING AUTHORITY	549	641	0	85.65%	85.65%
MA056	IPSWICH HSG AUTHORITY	43	55	0	78.18%	78.18%
MA057	ACTON HSG AUTHORITY	100	155	0	64.52%	64.52%
MA059	PLYMOUTH HOUSING AUTHORITY	304	336	0	90.48%	90.48%
MA060	MIDDLEBOROUGH HSG AUTHORITY	132	154	0	85.71%	85.71%
MA061	WILMINGTON HSG AUTHORITY	11	11	0	100.00%	100.00%
MA062	AVON HSG AUTHORITY	96	102	0	94.12%	94.12%
MA063	MELROSE HSG AUTHORITY	164	240	0	68.33%	68.33%
MA065	NEEDHAM HOUSING AUTHORITY	91	120	0	75.83%	75.83%
MA066	WILLIAMSTOWN HSG AUTHORITY	92	97	0	94.85%	94.85%
MA067	LEXINGTON HOUSING AUTHORITY	67	68	0	98.53%	98.53%
MA069	MILFORD HOUSING AUTHORITY	483	556	145	86.87%	117.52%
MA070	MARLBOROUGH COMM DEV AUTHORITY	104	135	0	77.04%	77.04%
MA071	DUXBURY HSG AUTHORITY	10	13	0	76.92%	76.92%
MA072	HOLBROOK HSG AUTHORITY	74	82	0	90.24%	90.24%
MA073	ROCKPORT HSG AUTHORITY	136	153	0	88.89%	88.89%
MA074	WAKEFIELD H A	178	219	0	81.28%	81.28%
MA075	READING HSG AUTHORITY	113	125	0	90.40%	90.40%
MA076	SOUTHBRIDGE HSG AUTHORITY	122	125	0	97.60%	97.60%
MA077	BILLERICA HSG AUTHORITY	53	65	0	81.54%	81.54%
MA078	WEST SPRINGFIELD HSG AUTHORITY	208	231	0	90.04%	90.04%
MA079	ABINGTON HSG AUTHORITY	62	86	0	72.09%	72.09%
MA080	STOCKBRIDGE HSG AUTHORITY	39	41	0	95.12%	95.12%
MA081	METHUEN HOUSING AUTHORITY	319	362	60	88.12%	105.63%
MA082	HOLDEN HSG AUTHORITY	54	59	0	91.53%	91.53%
MA084	ANDOVER HSG AUTHORITY	121	127	0	95.28%	95.28%
MA085	AMHERST HOUSING AUTHORITY	303	331	0	91.54%	91.54%
MA087	HAVERHILL HSG AUTHORITY	164	181	0	90.61%	90.61%
MA088	WARE HSG AUTHORITY	67	99	0	67.68%	67.68%
MA089	NORTH READING HSG AUTHORITY	18	22	0	81.82%	81.82%
MA090	BELLINGHAM HSG AUTHORITY	28	30	0	93.33%	93.33%
MA091	HUDSON HOUSING AUTHORITY	43	46	0	93.48%	93.48%
MA092	NATICK HSG AUTHORITY	96	102	0	94.12%	94.12%
MA093	WATERTOWN HOUSING AUTHORITY	132	156	0	84.62%	84.62%
MA094	FRANKLIN CTY REG HSG AUTHORITY	438	514	25	85.21%	89.57%
MA095	YARMOUTH HSG AUTHORITY	182	249	60	73.09%	96.30%
MA096	GREENFIELD HSG AUTHORITY	322	335	20	96.12%	102.22%
MA098	CONCORD HOUSING AUTHORITY	85	85	0	100.00%	100.00%
MA099	SAUGUS HSG AUTHORITY	137	150	0	91.33%	91.33%
MA100	ATHOL HSG AUTHORITY	53	83	0	63.86%	63.86%
MA101	WAYLAND HOUUSING AUTHORITY	58	78	0	74.36%	74.36%
MA105	WARREN HSG AUTHORITY	56	66	0	84.85%	84.85%

HA Num	HA Name	Leased Units	Contracted Units	Special Purpose Units	Utilization	Utilization excl spec purp
MA106	OXFORD H A	84	87	0	96.55%	96.55%
MA107	NORTH ANDOVER HOUSING AUTHORIT	108	133	0	81.20%	81.20%
MA108	CHELMSFORD HSG AUTHORITY	180	258	75	69.77%	98.36%
MA109	NORWOOD HSG AUTHORITY	182	241	0	75.52%	75.52%
MA110	BOURNE HOUSING AUTHORITY	76	76	0	100.00%	100.00%
MA111	PEMBROKE HOUSING AUTHORITY	77	83	0	92.77%	92.77%
MA112	BURLINGTON HSG AUTHORITY	95	93	0	102.15%	102.15%
MA113	MERRIMAC HSG AUTHORITY	18	22	0	81.82%	81.82%
MA115	BELCHERTOWN HSG AUTHORITY	29	30	0	96.67%	96.67%
MA117	STOUGHTON HOUSING AUTHORITY	39	48	0	81.25%	81.25%
MA118	DANVERS HOUSING AUTHORITY	137	145	0	94.48%	94.48%
MA119	HINGHAM HOUSING AUTHORITY	20	25	0	80.00%	80.00%
MA121	HALIFAX HSG AUTHORITY	10	14	0	71.43%	71.43%
MA122	EASTON HOUSING AUTHORITY	85	101	0	84.16%	84.16%
MA123	WEBSTER HOUSING AUTHORITY	34	35	0	97.14%	97.14%
MA125	WINCHESTER HSG AUTHORITY	112	143	0	78.32%	78.32%
MA126	BRIDGEWATER HOUSING AUTHORITY	66	69	0	95.65%	95.65%
MA127	GARDNER HSG AUTHORITY	102	102	0	100.00%	100.00%
MA132	GROVELAND HOUSING AUTHORITY	13	14	0	92.86%	92.86%
MA133	ROCKLAND HOUSING AUTHORITY	118	130	0	90.77%	90.77%
MA135	WELLESLEY HSG AUTHORITY	9	11	0	81.82%	81.82%
MA138	DENNIS HSG AUTHORITY	103	98	0	105.10%	105.10%
MA139	TEWKSBURY HOUSING AUTHORITY	99	110	0	90.00%	90.00%
MA140	WALPOLE HSG AUTHORITY	92	95	0	96.84%	96.84%
MA147	MILTON HSG AUTHORITY	126	144	0	87.50%	87.50%
MA148	HANOVER HSG AUTHORITY	27	27	0	100.00%	100.00%
MA154	MILLIS HOUSING AUTHORITY	21	21	0	100.00%	100.00%
MA159	AUBURN HOUSING AUTHORITY	22	25	0	88.00%	88.00%
MA165	HOLLISTON HSG AUTHORITY	50	49	0	102.04%	102.04%
MA166	COHASSET HSG AUTHORITY	27	31	0	87.10%	87.10%
MA170	NORTH ATTLEBOROUGH HA	94	104	0	90.38%	90.38%
MA174	SALISBURY HSG AUTHORITY	50	58	0	86.21%	86.21%
MA175	STOW HSG AUTHORITY	20	23	0	86.96%	86.96%
MA181	SANDWICH HSG AUTHORITY	3	28	25	10.71%	100.00%
MA901	COMM DEV PROG COMM OF MA.,E.O.	13,986	16,779	2,813	83.35%	100.14%
MD001	HA OF THE CITY OF ANNAPOLIS	153	178	0	85.96%	85.96%
MD002	HSG AUTH OF BALTIMORE CITY	7,814	11,439	3,544	68.31%	98.97%
MD003	HA OF THE CITY OF FREDERICK	374	517	0	72.34%	72.34%
MD004	MONTGOMERY CO HOUSING AUTHORIT	3,435	4,378	442	78.46%	87.27%
MD006	HAGERSTOWN HOUSING AUTHORITY	596	688	98	86.63%	101.02%
MD007	ROCKVILLE HOUSING AUTHORITY	163	344	100	47.38%	66.80%
MD009	CRISFIELD HOUSING AUTHORITY	15	23	0	65.22%	65.22%
MD012	HAVRE DE GRACE HOUSING AUTHORI	45	53	0	84.91%	84.91%
MD013	ST. MICHAELS HOUSING AUTHORITY	13	20	0	65.00%	65.00%
MD015	HA OF PRINCE GEORGE'S COUNTY	2,795	4,011	886	69.68%	89.44%
MD018	ANNE ARUNDEL COUNTY HOUSING AU	1,087	1,276	100	85.19%	92.43%
MD019	EASTON HOUSING AUTHORITY	59	139	0	42.45%	42.45%
MD021	ST MARY'S COUNTY HSG AUTHORITY	532	828	220	64.25%	87.50%
MD022	HSG AUTH OF CALVERT COUNTY	160	165	0	96.97%	96.97%
MD023	HOWARD COUNTY. HSG COMMISSION	536	613	11	87.44%	89.04%
MD024	CO COMMISSIONERS CHARLES CO	459	607	0	75.62%	75.62%
MD025	HARFORD COUNTY HOUSING AGENCY	672	737	20	91.18%	93.72%

HA Num	HA Name	Leased Units	Contracted Units	Special Purpose Units	Utilization	Utilization excl spec purp
MD027	CITY OF WESTMINSTER	245	289	0	84.78%	84.78%
MD028	WASHINGTON COUNTY HSG AUTH	374	395	0	94.68%	94.68%
MD029	CECIL COUNTY HOUSING AGENCY	455	495	42	91.92%	100.44%
MD030	HSG AUTH OF ALLEGANY COUNTY	7	8	0	87.50%	87.50%
MD032	CARROLL CTY HSG & COMM DEVELOP	417	524	0	79.58%	79.58%
MD033	BALTIMORE CO. HOUSING OFFICE	4,243	5,284	1,054	80.30%	100.31%
MD034	QUEEN ANNE'S COUNTY HA	90	136	0	66.18%	66.18%
MD901	MD DEPT OF HSG & COMMUNITY DEV	1,878	1,989	53	94.42%	97.00%
ME001	VAN BUREN HOUSING AUTHORITY	99	101	0	98.02%	98.02%
ME002	FORT FAIRFIELD HOUSING AUTHORI	127	132	0	96.21%	96.21%
ME003	PORTLAND HSG AUTHORITY	1,379	1,553	0	88.80%	88.80%
ME004	PRESQUE ISLE HOUSING AUTHORITY	68	75	0	90.67%	90.67%
ME005	LEWISTON HOUSING AUTHORITY	731	760	0	96.18%	96.18%
ME006	BRUNSWICK HOUSING AUTHORITY	388	430	30	90.23%	97.00%
ME007	AUBURN HSG AUTHORITY	430	458	0	93.89%	93.89%
ME008	WATERVILLE HOUSING AUTHORITY	396	394	0	100.51%	100.51%
ME009	BANGOR HOUSING AUTHORITY	369	389	0	94.86%	94.86%
ME011	SANFORD HSG AUTHORITY	489	487	0	100.41%	100.41%
ME015	WESTBROOK HOUSING AUTHORITY	593	626	100	94.73%	112.74%
ME018	OLD TOWN HOUSING AUTHORITY	203	209	0	97.13%	97.13%
ME019	BATH HOUSING AUTHORITY	122	126	0	96.83%	96.83%
ME020	SOUTH PORTLAND HOUSING AUTHORI	354	389	0	91.00%	91.00%
ME021	BREWER HOUSING AUTHORITY	136	133	0	102.26%	102.26%
ME022	SOUTHWEST HARBOR HOUSING AUTHO	30	31	0	96.77%	96.77%
ME023	BAR HARBOR HOUSING AUTHORITY	123	127	0	96.85%	96.85%
ME024	MOUNT DESERT HOUSING AUTHORITY	53	53	0	100.00%	100.00%
ME025	CARIBOU HSG AUTHORITY	170	172	0	98.84%	98.84%
ME026	TREMONT HOUSING AUTHORITY	27	29	0	93.10%	93.10%
ME027	ELLSWORTH HOUSING AUTHORITY	130	137	0	94.89%	94.89%
ME028	BIDDEFORD HSG AUTHORITY	113	118	0	95.76%	95.76%
ME030	AUGUSTA HSG AUTHORITY	212	312	50	67.95%	80.92%
ME032	TOPSHAM HSG AUTHORITY	23	23	0	100.00%	100.00%
ME901	MAINE STATE HSG AUTHORITY	3,420	3,883	75	88.08%	89.81%
MI001	DETROIT HOUSING COMMISSION	3,087	4,283	120	72.08%	74.15%
MI005	PONTIAC HOUSING COMMISSION	383	718	250	53.34%	81.84%
MI006	SAGINAW HOUSING COMMISSION	801	941	130	85.12%	98.77%
MI008	RIVER ROUGE HOUSING COMMISSION	102	114	0	89.47%	89.47%
MI009	FLINT HOUSING COMMISSION	706	963	35	73.31%	76.08%
MI010	BENTON HARBOR HSG. COMM.	113	128	0	88.28%	88.28%
MI014	ALBION HOUSING COMMISSION	37	46	0	80.43%	80.43%
MI019	BARAGA HOUSING COMMISSION	16	25	0	64.00%	64.00%
MI020	REED CITY HOUSING COMMISSION	67	90	0	74.44%	74.44%
MI023	GREENVILLE HSG. COMM.	61	66	0	92.42%	92.42%
MI025	BELDING HOUSING COMMISSION	25	25	0	100.00%	100.00%
MI026	YPSILANTI HOUSING COMMISSION	166	197	0	84.26%	84.26%
MI027	INKSTER HOUSING COMMISSION	182	240	0	75.83%	75.83%
MI029	CITY OF WAYNE HOUSING COMMISSI	20	23	0	86.96%	86.96%
MI030	CHEBOYGAN HSG. COMM.	97	100	0	97.00%	97.00%
MI031	MUSKEGON HEIGHTS HSG. COMM.	47	50	0	94.00%	94.00%
MI032	BENTON TWNSHP. HSG. COMM.	68	75	0	90.67%	90.67%
MI035	BATTLE CREEK HSG. COMM.	233	311	100	74.92%	110.43%
MI036	SAULT STE MARIE HSG. COMM.	48	50	0	96.00%	96.00%

HA Num	HA Name	Leased Units	Contracted Units	Special Purpose Units	Utilization	Utilization excl spec purp
MI037	ROSEVILLE HOUSING COMMISSION	280	309	0	90.61%	90.61%
MI038	JACKSON HOUSING COMMISSION	336	456	79	73.68%	89.12%
MI039	PORT HURON HOUSING COMMISSION	340	359	0	94.71%	94.71%
MI040	CLINTON TOWNSHIP HOUSING COMMI	20	23	0	86.96%	86.96%
MI044	EASTPOINTE HOUSING COMMISSION	125	131	0	95.42%	95.42%
MI045	PLYMOUTH HOUSING COMMISSION	782	1,386	408	56.42%	79.96%
MI047	GRAYLING HOUSING COMMISSION	96	105	0	91.43%	91.43%
MI048	MELVINDALE HOUSING COMMISSION	69	134	0	51.49%	51.49%
MI049	MANISTIQUE HSG. COMM.	53	59	0	89.83%	89.83%
MI050	BALDWIN HSG. COMM.	168	180	0	93.33%	93.33%
MI051	LINCOLN PARK HOUSING COMMISSIO	209	226	0	92.48%	92.48%
MI052	ST. CLAIR HOUSING COMMISSION	25	30	0	83.33%	83.33%
MI055	LIVONIA HOUSING COMMISSION	450	679	228	66.27%	99.78%
MI056	COLDWATER HOUSING COMMISSION	23	25	0	92.00%	92.00%
MI058	LANSING HOUSING COMMISSION	657	885	181	74.24%	93.32%
MI059	ST CLAIR SHORES HOUSING COMMIS	88	90	0	97.78%	97.78%
MI061	SAINT LOUIS HOUSING COMMISSION	139	155	0	89.68%	89.68%
MI063	HANCOCK HOUSING COMMISSION	38	40	0	95.00%	95.00%
MI064	ANN ARBOR HOUSING COMMISSION	659	1,032	295	63.86%	89.42%
MI066	MUSKEGON HOUSING COMMISSION	243	164	0	148.17%	148.17%
MI070	MARQUETTE HOUSING COMMISSION	42	50	0	84.00%	84.00%
MI073	GRAND RAPIDS HSG. COMM.	1,558	1,826	250	85.32%	98.86%
MI074	MOUNT PLEASANT HSG. COMM.	44	50	0	88.00%	88.00%
MI080	TRAVERSE CITY HSG. COMM.	71	101	0	70.30%	70.30%
MI084	BOYNE CITY HSG. COMM.	42	60	0	70.00%	70.00%
MI087	MENOMINEE HOUSING COMMISSION	58	61	0	95.08%	95.08%
MI089	TAYLOR HOUSING COMMISSION	183	406	0	45.07%	45.07%
MI093	ROCKFORD HOUSING COMMISSION	83	90	0	92.22%	92.22%
MI094	MUNISING HOUSING COMMISSION	23	25	0	92.00%	92.00%
MI096	FERNDALE HOUSING COMMISSION	73	95	0	76.84%	76.84%
MI097	SOUTHFIELD HOUSING COMMISSION	147	150	0	98.00%	98.00%
MI100	LAPEER HOUSING COMMISSION	19	20	0	95.00%	95.00%
MI112	EVART HOUSING COMMISSION	23	25	0	92.00%	92.00%
MI115	WYOMING HOUSING COMMISSION	426	628	175	67.83%	94.04%
MI116	ELK RAPIDS HOUSING COMMISSION	30	31	0	96.77%	96.77%
MI117	IONIA HOUSING COMMMISSION	16	20	0	80.00%	80.00%
MI119	IRON COUNTY HSG. COMM.	118	149	0	79.19%	79.19%
MI120	DOWAGIAC HOUSING COMMISSION	74	115	0	64.35%	64.35%
MI121	ALMA HOUSING COMMISSION	56	64	0	87.50%	87.50%
MI139	WESTLAND HOUSING COMMISSION	559	598	0	93.48%	93.48%
MI141	REDFORD TOWNSHIP HOUSING COMMI	338	408	0	82.84%	82.84%
MI157	STERLING HEIGHTS HOUSING COMM.	35	40	0	87.50%	87.50%
MI160	DEARBORN HEIGHTS HOUSING COMMI	213	359	0	59.33%	59.33%
MI165	ROYAL OAK HOUSING COMMISSION	150	222	0	67.57%	67.57%
MI167	POTTERVILLE HOUSING COMMISSION	22	25	0	88.00%	88.00%
MI168	INGHAM COUNTY HSG. COMM.	43	100	100	43.00%	#DIV/0!
MI178	SCHOOLCRAFT COUNTY HSG. COMM.	28	35	0	80.00%	80.00%
MI186	MONTCALM COUNTY HSG. COMM.	317	318	0	99.69%	99.69%
MI188	MADISON HEIGHTS HSG COMMISSION	283	287	50	98.61%	119.41%
MI194	BATH CHARTER TWNSHP. HSG. COMM	23	25	0	92.00%	92.00%
MI196	GRAND LEDGE HOUSING COMMISSION	24	25	0	96.00%	96.00%
MI198	KENT COUNTY HOUSING COMMISSION	143	200	100	71.50%	143.00%

HA Num	HA Name	Leased Units	Contracted Units	Special Purpose Units	Utilization	utilization excl spec purp.
MI901	MICHIGAN STATE HOUSING DEVELOP	8,862	10,953	1,143	80.91%	90.34%
MI902	MICHIGAN STATE HSG. DEV. AUTH.	3,907	5,280	995	74.00%	91.18%
MN001	ST PAUL PHA	3,070	3,625	295	84.69%	92.19%
MN002	MINNEAPOLIS PHA	3,033	4,369	98	69.42%	71.01%
MN003	DULUTH HRA	1,066	1,188	8	89.73%	90.34%
MN006	WINONA HRA	121	142	0	85.21%	85.21%
MN008	FERGUS FALLS HRA	185	185	0	100.00%	100.00%
MN009	BEMIDJI HRA	165	183	0	90.16%	90.16%
MN017	MOORHEAD PUBLIC HOUSING AGENCY	23	25	0	92.00%	92.00%
MN018	WADENA HRA	44	40	0	110.00%	110.00%
MN021	CROOKSTON HRA	169	188	0	89.89%	89.89%
MN038	ST. CLOUD HRA	597	618	0	96.60%	96.60%
MN045	EAST GRAND FORKS ECON. DEV. HA	246	246	0	100.00%	100.00%
MN049	PIPESTONE HRA	46	53	0	86.79%	86.79%
MN051	WILLMAR HRA	47	50	0	94.00%	94.00%
MN063	MANKATO HRA	249	281	0	88.61%	88.61%
MN067	CAMBRIDGE HRA	39	58	26	67.24%	121.88%
MN073	CLOQUET HRA	96	105	0	91.43%	91.43%
MN077	ALBERT LEA HRA	116	155	0	74.84%	74.84%
MN085	AUSTIN HRA	174	177	0	98.31%	98.31%
MN101	MORA HRA	67	81	0	82.72%	82.72%
MN107	DETROIT LAKES HRA	114	114	0	100.00%	100.00%
MN128	NEW ULM EDA	114	124	0	91.94%	91.94%
MN144	ST LOUIS PARK HRA	207	265	0	78.11%	78.11%
MN147	DAKOTA COUNTY CDA	1,937	1,994	23	97.14%	98.27%
MN151	OLMSTED COUNTY HRA	351	490	15	71.63%	73.89%
MN153	KOOCHICHING COUNTY HRA	125	128	0	97.66%	97.66%
MN154	ITASCA COUNTY HRA	142	130	0	109.23%	109.23%
MN158	NW MN MULTI-COUNTY HRA	539	576	13	93.58%	95.74%
MN161	RENVILLE COUNTY HRA	63	84	0	75.00%	75.00%
MN166	SWIFT COUNTY HRA	75	83	0	90.36%	90.36%
MN167	BLUE EARTH COUNTY HRA	69	72	0	95.83%	95.83%
MN168	KANDIYOHI COUNTY HRA	331	327	0	101.22%	101.22%
MN170	PLYMOUTH HRA	98	142	15	69.01%	77.17%
MN171	LE SUEUR COUNTY HRA	68	78	0	87.18%	87.18%
MN172	STEARNS COUNTY HRA	185	204	0	90.69%	90.69%
MN176	BIG STONE COUNTY HRA	30	34	0	88.24%	88.24%
MN178	MEEKER COUNTY HRA	86	69	0	124.64%	124.64%
MN179	MORRISON COUNTY HRA	118	131	0	90.08%	90.08%
MN180	TODD COUNTY HRA	124	122	0	101.64%	101.64%
MN182	STEVENS COUNTY HRA	106	128	26	82.81%	103.92%
MN186	CLEARWATER COUNTY HRA	96	107	0	89.72%	89.72%
MN190	BECKER COUNTY HRA	67	74	0	90.54%	90.54%
MN191	MOWER COUNTY HRA	33	40	0	82.50%	82.50%
MN197	SOUTHEAST MN MULTI-COUNTY HRA	342	370	0	92.43%	92.43%
MN203	MCLEOD COUNTY HRA	85	85	0	100.00%	100.00%
MN216	RICHFIELD HRA	233	226	0	103.10%	103.10%
MN219	SOUTH CENTRAL MULTI COUNTY HRA	256	544	168	47.06%	68.09%
MO001	ST. LOUIS HOUSING AUTHORITY	3,333	5,108	140	65.25%	67.09%
MO002	H.A.K.C.	5,111	6,960	1,224	73.43%	89.10%
MO003	ST JOSEPH HOUSING AUTHORITY	663	864	0	76.74%	76.74%
MO004	ST. LOUIS COUNTY HOUSING AUTHO	4,413	5,815	472	75.89%	82.59%

HA Num	HA Name	Leased Units	Contracted Units	Special Purpose Units	Utilization	Utilization excl spec purp
MO006	ST CHARLES HOUSING AUTHORITY	242	265	0	91.32%	91.32%
MO007	COLUMBIA HOUSING AUTHORITY	628	645	0	97.36%	97.36%
MO008	SIKESTON HOUSING AUTHORITY	234	288	0	81.25%	81.25%
MO009	JEFFERSON CITY HOUSING AUTHORI	205	231	0	88.74%	88.74%
MO010	MEXICO HOUSING AUTHORITY	10	12	0	83.33%	83.33%
MO014	FULTON HOUSING AUTHORITY	95	110	0	86.36%	86.36%
MO016	MARSHALL HOUSING AUTHORITY	66	103	0	64.08%	64.08%
MO017	INDEPENDENCE HOUSING AUTHORITY	584	686	32	85.13%	89.30%
MO018	KENNETT HOUSING AUTHORITY	45	63	0	71.43%	71.43%
MO030	LEES SUMMIT HOUSING AUTHORITY	234	338	16	69.23%	72.67%
MO037	WEST PLAINS HOUSING AUTHORITY	181	230	0	78.70%	78.70%
MO040	HOUSTON HOUSING AUTHORITY	77	93	0	82.80%	82.80%
MO046	MARCELINE HOUSING AUTHORITY	14	20	0	70.00%	70.00%
MO053	EXCELSIOR SPRINGS HOUSING AUTH	131	166	0	78.92%	78.92%
MO054	BOONVILLE HOUSING AUTHORITY	21	23	0	91.30%	91.30%
MO058	SPRINGFIELD HOUSING AUTHORITY	625	627	43	99.68%	107.02%
MO060	MOUNTAIN GROVE HOUSING AUTHORI	201	227	0	88.55%	88.55%
MO065	CHILLICOTHE HOUSING AUTHORITY	68	89	0	76.40%	76.40%
MO066	CHAFFEE HOUSING AUTHORITY	12	30	0	40.00%	40.00%
MO070	RICHMOND HOUSING AUTHORITY	75	129	0	58.14%	58.14%
MO072	MARYVILLE HOUSING AUTHORITY	73	88	0	82.95%	82.95%
MO074	SEDALIA HOUSING AUTHORITY	46	70	0	65.71%	65.71%
MO075	BROOKFIELD HOUSING AUTHORITY	24	35	0	68.57%	68.57%
MO076	EAST PRAIRIE HOUSING AUTHORITY	17	20	0	85.00%	85.00%
MO080	ORAN HOUSING AUTHORITY	51	54	0	94.44%	94.44%
MO107	CARROLLTON HOUSING AUTHORITY	69	86	0	80.23%	80.23%
MO111	MACON HOUSING AUTHORITY	41	45	0	91.11%	91.11%
MO129	HANNIBAL HOUSING AUTHORITY	145	168	0	86.31%	86.31%
MO133	NEVADA HOUSING AUTHORITY	74	88	0	84.09%	84.09%
MO145	KIRKSVILLE HOUSING AUTHORITY	139	251	0	55.38%	55.38%
MO149	ROLLA HOUSING AUTHORITY	138	160	0	86.25%	86.25%
MO179	VANDALIA HOUSING AUTHORITY	24	50	0	48.00%	48.00%
MO188	JOPLIN HOUSING AUTHORITY	407	497	0	81.89%	81.89%
MO190	NODAWAY COUNTY PHA	120	187	0	64.17%	64.17%
MO192	AVA HOUSING AUTHORITY	27	30	0	90.00%	90.00%
MO193	WESTON HOUSING AUTHORITY	67	82	0	81.71%	81.71%
MO194	WARRENSBURG HOUSING AUTHORITY	137	151	0	90.73%	90.73%
MO196	GRUNDY CO. HOUSING AUTHORITY	491	627	0	78.31%	78.31%
MO197	ST. CLAIR CO. HSG. AUTHORITY	958	1,128	0	84.93%	84.93%
MO198	BOONE COUNTY PHA	694	780	0	88.97%	88.97%
MO199	LINCOLN COUNTY PUB HSG AGENCY	1,841	1,939	205	94.95%	106.17%
MO200	SCOTLAND COUNTY PUB HSG AGENCY	170	329	0	51.67%	51.67%
MO203	ST. FRANCOIS COUNTY PH AGENCY	1,037	1,398	0	74.18%	74.18%
MO204	LAFAYETTE CO. HSG. AUTHORITY	398	418	0	95.22%	95.22%
MO205	FRANKLIN COUNTY PUBLIC HSG AGE	893	1,030	40	86.70%	90.20%
MO206	PHELPS COUNTY PHA	672	756	0	88.89%	88.89%
MO207	PULASKI COUNTY PHA	265	346	0	76.59%	76.59%
MO208	NEW MADRID COUNTY HOUSING AUTH	70	100	0	70.00%	70.00%
MO210	LIBERTY HOUSING AUTHORITY	300	341	0	87.98%	87.98%
MO211	SCOTT COUNTY PHA	239	263	0	90.87%	90.87%
MO212	RIPLEY COUNTY PHA	320	356	0	89.89%	89.89%
MO213	PHA OF THE COUNTY OF RAY	63	102	0	61.76%	61.76%

HA Num	HA Name	Leased Units	Contracted Units	Special Purpose Units	Utilization	Utilization excl spec. purp.
MO214	HARTVILLE HOUSING AUTHORITY	25	29	0	86.21%	86.21%
MO215	JASPER COUNTY PHA	315	342	0	92.11%	92.11%
MO216	DALLAS COUNTY PHA	519	572	0	90.73%	90.73%
MO217	HOWELL COUNTY PHA	311	393	25	79.13%	84.51%
MO219	ABCD HOUSING AGENCY	170	227	36	74.89%	89.01%
MO224	MISSISSIPPI COUNTY PHA	106	127	0	83.46%	83.46%
MO225	STODDARD COUNTY PHA	14	30	0	46.67%	46.67%
MO226	AUDRAIN COUNTY PHA	102	134	0	76.12%	76.12%
MO880	COMMUNITY HOUSING NETWORK	8	75	75	10.67%	#DIV/0!
MO901	MHDC	705	1,195	0	59.00%	59.00%
MO902	MO HOUSING DEVELOPMENT COMM	306	511	54	59.88%	66.96%
MS005	HA BILOXI	20	30	0	66.67%	66.67%
MS006	HA TENNESSEE VALLEY	1,131	1,201	0	94.17%	94.17%
MS019	MISS REG HSG AUTH IV	1,774	1,856	20	95.58%	96.62%
MS030	HA MISSISSIPPI REGIONAL NO 5	1,022	1,144	75	89.34%	95.60%
MS040	MISS REGIONAL H/A VIII	3,885	4,044	40	96.07%	97.03%
MS057	HA MISSISSIPPI REGIONAL NO 7	986	1,028	0	95.91%	95.91%
MS058	MISS REGIONAL H/A VI	3,655	4,186	323	87.31%	94.62%
MS095	HA SOUTH DELTA	928	1,200	0	77.33%	77.33%
MS107	HSG AUTH CITY OF GREENWOOD MS	154	229	0	67.25%	67.25%
MS109	HA LONG BEACH	23	25	0	92.00%	92.00%
MS128	NORTH DELTA REG HSS AUTH	594	754	0	78.78%	78.78%
MT001	BILLINGS	335	367	75	91.28%	114.73%
MT002	GREAT FALLS	149	180	0	82.78%	82.78%
MT003	BUTTE	3	11	11	27.27%	#DIV/0!
MT004	HELENA	216	263	0	82.13%	82.13%
MT006	RICHLAND COUNTY	88	92	0	95.65%	95.65%
MT033	MISSOULA	528	617	121	85.58%	106.45%
MT901	MDOC	2,873	3,393	73	84.67%	86.54%
NC001	HA WILMINGTON	1,236	1,572	81	78.63%	82.90%
NC002	RALEIGH HOUSING AUTHORITY	1,746	2,643	993	66.06%	105.82%
NC003	HA CHARLOTTE	2,366	3,908	1,318	60.54%	91.35%
NC004	KINSTON H/A	596	757	0	78.73%	78.73%
NC006	HA HIGH POINT	55	50	50	110.00%	#DIV/0!
NC007	HA OF THE CITY OF ASHEVILLE	1,039	1,254	0	82.85%	82.85%
NC008	CITY OF CONCORD	397	439	0	90.43%	90.43%
NC009	FAYETTEVILLE MHA	1,428	1,499	0	95.26%	95.26%
NC011	GREENSBORO HOUSING AUTHORITY	1,285	1,671	567	76.90%	116.39%
NC012	HA WINSTON-SALEM	2,443	2,975	333	82.12%	92.47%
NC013	HA DURHAM	1,589	1,641	91	96.83%	102.52%
NC014	HA LUMBERTON	539	596	0	90.44%	90.44%
NC018	HA LAURINBURG	292	382	100	76.44%	103.55%
NC019	HA ROCKY MOUNT	201	226	36	88.94%	105.79%
NC020	HA WILSON	474	550	0	86.18%	86.18%
NC021	HA COUNTY OF WAKE	88	175	0	50.29%	50.29%
NC022	GREENVILLE HOUSING AUTHORITY	605	605	0	100.00%	100.00%
NC025	HA ROCKINGHAM	45	55	0	81.82%	81.82%
NC032	HA WASHINGTON	303	370	0	81.89%	81.89%
NC035	HA SANFORD	261	310	0	84.19%	84.19%
NC039	LEXINGTON HOUSING AUTHORITY	407	420	0	96.90%	96.90%
NC050	HA WADESBORO	107	124	0	86.29%	86.29%
NC056	HICKORY PHA	271	344	0	78.78%	78.78%

HA Num	HA Name	Leased Units	Contracted Units	Special Purpose Units	Utilization	Utilization excl Spec Purp
NC057	GASTONIA H/A	1,002	1,073	0	93.38%	93.38%
NC059	GRAHAM HOUSING AUTHORITY	767	857	0	89.50%	89.50%
NC065	HA MONROE	286	310	0	92.26%	92.26%
NC070	HA LINCOLNTON	235	275	0	85.45%	85.45%
NC072	STATESVILLE HOUSING AUTHORITY	554	597	0	92.80%	92.80%
NC075	HA ALBEMARLE	284	303	0	93.73%	93.73%
NC077	HA WILLIAMSTON	151	177	0	85.31%	85.31%
NC081	HA ASHEBORO	695	712	0	97.61%	97.61%
NC087	HA MIDEAST REGIONAL	347	537	20	64.62%	67.12%
NC089	HA BLADENBORO	197	232	0	84.91%	84.91%
NC098	HA REIDSVILLE	197	220	0	89.55%	89.55%
NC102	HA ROWAN COUNTY	490	554	0	88.45%	88.45%
NC104	ORANGE COUNTY	580	623	25	93.10%	96.99%
NC118	HA ROANOKE CHOWAN REG HSG	711	871	0	81.63%	81.63%
NC120	CHATHAM COUNTY HSG AUT	358	373	0	95.98%	95.98%
NC134	TOWN OF EAST SPENCER	208	239	0	87.03%	87.03%
NC137	NASH EDGECOMBE ECON	463	585	0	79.15%	79.15%
NC138	COLUMBUS CTY PHA	466	456	0	102.19%	102.19%
NC139	CHOANOKE AREA DEV ASSN	460	472	0	97.46%	97.46%
NC140	WESTERN CAROLINA COMM ACTION	588	646	0	91.02%	91.02%
NC141	COASTAL COMMUNITY ACTION, INC.	331	380	0	87.11%	87.11%
NC144	EASTERN CAROLINA HUMAN SVC AGC	551	630	50	87.46%	95.00%
NC145	ECONOMIC IMPROV COUNCIL, INC	1,327	1,470	0	90.27%	90.27%
NC146	FOUR SQUARE COMM ACT, INC	435	468	0	92.95%	92.95%
NC147	BRUNSWICK COUNTY PHA	410	472	0	86.86%	86.86%
NC149	SANDHILLS COMM ACTION PROG INC	446	514	0	86.77%	86.77%
NC150	FOUR COUNTY COMMUNITY SERVICES	376	397	0	94.71%	94.71%
NC151	TWIN RIVERS OPPORTUNITIES INC	781	880	50	88.75%	94.10%
NC152	MOUNTAIN PROJECTS, INC.	591	684	150	86.40%	110.67%
NC154	JACKSON COUNTY PUBLIC HSG AGEN	307	324	0	94.75%	94.75%
NC155	FRANKLIN VANCE WARREN OPP'TY I	505	518	0	97.49%	97.49%
NC158	COUNTY OF HARNETT	197	277	0	71.12%	71.12%
NC159	WESTERN PIEDMONT COUNCIL OF GO	834	925	50	90.16%	95.31%
NC160	CASWELL CO. SECT.8 HOUSING	266	267	0	99.63%	99.63%
NC161	ISOTHERMAL PLANNING & DEV COMM	1,040	1,047	20	99.33%	101.27%
NC163	GREENE CTY PUBLIC HSG AGENCY	222	286	0	77.62%	77.62%
NC164	JOHNSTON CTY HAP PROGRAM	565	563	0	100.36%	100.36%
NC165	MACON PROGRAM FOR PROGRESS	193	224	25	86.16%	96.98%
NC166	NORTHWEST PIEDMONT CO OF GOV	817	832	0	98.20%	98.20%
NC167	HA NORTHWESTERN REGIONAL	1,385	1,457	150	95.06%	105.97%
NC173	PENDER COUNTY HOUSING AUTH.	178	217	0	82.03%	82.03%
NC175	HA MADISON COUNTY	190	191	0	99.48%	99.48%
NC901	NC COMM OF INDIAN AFRS	883	936	0	94.34%	94.34%
ND002	WILLISTON	21	32	0	65.63%	65.63%
ND010	MORTON COUNTY	529	553	29	95.66%	100.95%
ND011	STUTSMAN COUNTY	469	483	0	97.10%	97.10%
ND012	GRAND FORKS	953	978	0	97.44%	97.44%
ND013	RAMSEY COUNTY	130	165	0	78.79%	78.79%
ND014	FARGO	964	1,054	0	91.46%	91.46%
ND016	EDDY COUNTY	51	55	0	92.73%	92.73%
ND019	TRAIL COUNTY	37	39	0	94.87%	94.87%
ND021	BURLEIGH COUNTY	901	905	0	99.56%	99.56%

HA Num	HA Name	Leased Units	Contracted Units	Special Purpose Units	Utilization	Utilization excl spec purp
ND024	CAVALIER COUNTY	42	50	0	84.00%	84.00%
ND026	MOUNTRAIL COUNTY	71	74	0	95.95%	95.95%
ND028	FOSTER COUNTY	42	48	0	87.50%	87.50%
ND031	STARK COUNTY	289	306	24	94.44%	102.48%
ND035	RICHLAND COUNTY	46	56	0	82.14%	82.14%
ND039	MCINTOSH COUNTY	35	41	0	85.37%	85.37%
ND044	PEMBINA COUNTY	153	178	0	85.96%	85.96%
ND054	EMMONS COUNTY	2	4	0	50.00%	50.00%
ND055	MCHENRY/PIERCE COUNTY	33	43	0	76.74%	76.74%
ND070	NORTHWEST REGIONAL	40	46	0	86.96%	86.96%
NE001	OMAHA HOUSING AUTHORITY	3,226	3,661	110	88.12%	90.85%
NE003	HALL COUNTY HOUSING AUTHORITY	323	413	0	78.21%	78.21%
NE004	KEARNEY HOUSING AUTHORITY	81	103	0	78.64%	78.64%
NE010	LEXINGTON HOUSING AUTHORITY	74	122	0	60.66%	60.66%
NE012	NEBRASKA CITY HOUSING AUTHORIT	26	30	0	86.67%	86.67%
NE041	CRETE HOUSING AUTHORITY	22	25	0	88.00%	88.00%
NE078	SCOTTS BLUFF HOUSING AUTHORITY	294	403	0	72.95%	72.95%
NE083	COZAD HOUSING AUTHORITY	51	59	0	86.44%	86.44%
NE092	BLAIR HOUSING AUTHORITY	24	29	0	82.76%	82.76%
NE094	YORK HSG AUTHORITY	49	99	0	49.49%	49.49%
NE104	COLUMBUS HOUSING AUTHORITY	94	100	0	94.00%	94.00%
NE114	BEATRICE HOUSING AUTHORITY	123	204	0	60.29%	60.29%
NE120	GOTHENBURG HOUSING AUTHORITY	23	25	0	92.00%	92.00%
NE123	MCCOOK HOUSING AUTHORITY	49	73	0	67.12%	67.12%
NE125	NORTH PLATTE HOUSING AUTHORITY	43	60	0	71.67%	71.67%
NE141	ALLIANCE HOUSING AUTHORITY	126	137	0	91.97%	91.97%
NE143	CHADRON HOUSING AUTHORITY	30	40	0	75.00%	75.00%
NE150	HASTINGS HOUSING AUTHORITY	286	477	0	59.96%	59.96%
NE153	DOUGLAS COUNTY HOUSING AUTHORI	512	703	195	72.83%	100.79%
NE157	NORFOLK HOUSING AUTHORITY	246	254	0	96.85%	96.85%
NE174	BELLEVUE HOUSING AUTHORITY	144	220	56	65.45%	87.80%
NE175	SOUTH SIOUX CITY HOUSING AUTHO	226	235	0	96.17%	96.17%
NE179	WEST CENTRAL HOUSING AUTHORITY	102	122	0	83.61%	83.61%
NE180	NORTHEAST NEBRASKA JOINT HSG A	57	59	0	96.61%	96.61%
NE181	GOLDENROD JOINT HSG AUTH	114	137	0	83.21%	83.21%
NE182	CENTRAL NEBRASKA JOINT HSG AUT	74	73	0	101.37%	101.37%
NH001	MANCHESTER HOUSING AUTHORITY	1,369	1,654	246	82.77%	97.23%
NH002	NASHUA HOUSING AUTHORITY	559	614	0	91.04%	91.04%
NH003	DOVER HOUSING AUTHORITY	181	195	30	92.82%	109.70%
NH004	PORTSMOUTH HOUSING AUTHORITY	204	257	1	79.38%	79.69%
NH005	CONCORD HOUSING AUTHORITY	153	189	0	80.95%	80.95%
NH006	SOMERSWORTH HOUSING AUTHORITY	182	183	0	99.45%	99.45%
NH007	LACONIA HOUSING & REDEVELOPMNT	335	361	0	92.80%	92.80%
NH008	ROCHESTER HOUSING AUTHORITY	115	152	46	75.66%	108.49%
NH009	LEBANON HOUSING AUTHORITY	106	134	14	79.10%	88.33%
NH011	BERLIN H A	256	285	0	89.82%	89.82%
NH012	CLAREMONT HOUSING AUTHORITY	120	135	0	88.89%	88.89%
NH013	NEWMARKET HOUSING AUTHORITY	64	72	0	88.89%	88.89%
NH014	EXETER HOUSING AUTHORITY	164	169	0	97.04%	97.04%
NH015	LANCASTER HOUSING AUTHORITY	58	73	0	79.45%	79.45%
NH016	NORTHUMBERLAND HSG AUTHORITY	13	15	0	86.67%	86.67%
NH018	FRANKLIN H A	82	89	0	92.13%	92.13%

HA Num	HA Name	Leased Units	Contracted Units	Special Purpose Units	Utilization	Utilization excl spec purp
NH022	DERRY HSG AUTHORITY	60	80	0	75.00%	75.00%
NH901	NEW HAMPSHIRE HOUSING FINANCE	2,573	3,035	500	84.78%	101.50%
NJ002	NEWARK HOUSING AUTHORITY	1,783	4,062	1,384	43.89%	66.58%
NJ003	ELIZABETH HOUSING AUTHORITY	544	1,043	0	52.16%	52.16%
NJ004	NORTH BERGEN HOUSING AUTHORITY	388	457	0	84.90%	84.90%
NJ006	PERTH AMBOY HOUSING AUTHORITY	324	496	160	65.32%	96.43%
NJ007	ASBURY PARK HOUSING AUTHORITY	201	242	0	83.06%	83.06%
NJ008	LONG BRANCH HOUSING AUTHORITY	388	385	0	100.78%	100.78%
NJ009	JERSEY CITY HOUSING AUTHORITY	2,058	2,909	367	70.75%	80.96%
NJ011	LODI HOUSING AUTHORITY	475	477	0	99.58%	99.58%
NJ012	BAYONNE HOUSING AUTHORITY	224	251	0	89.24%	89.24%
NJ013	PASSAIC HOUSING AUTHORITY	1,235	1,434	0	86.12%	86.12%
NJ014	ATLANTIC CITY HA	554	779	75	71.12%	78.69%
NJ015	HOBOKEN HOUSING AUTHORITY	260	312	0	83.33%	83.33%
NJ021	PATERSON HOUSING AUTHORITY	470	758	0	62.01%	62.01%
NJ022	NEW BRUNSWICK HA	322	695	0	46.33%	46.33%
NJ023	MORRISTOWN HOUSING AUTHORITY	171	184	0	92.93%	92.93%
NJ025	ORANGE CITY HOUSING AUTHORITY	410	511	0	80.23%	80.23%
NJ026	UNION CITY HOUSING AUTHORITY	522	586	0	89.08%	89.08%
NJ030	WEST NEW YORK HA	308	462	146	66.67%	97.47%
NJ032	RAHWAY HOUSING AUTHORITY	185	188	0	98.40%	98.40%
NJ033	WOODBRIDGE HOUSING AUTHORITY	283	325	0	87.08%	87.08%
NJ035	SOUTH AMBOY HOUSING AUTHORITY	82	101	0	81.19%	81.19%
NJ036	GUTTENBERG HOUSING AUTHORITY	195	198	0	98.48%	98.48%
NJ037	IRVINGTON HOUSING AUTHORITY	226	238	0	94.96%	94.96%
NJ039	PLANFIELD HOUSING AUTHORITY	717	603	24	118.91%	123.83%
NJ043	EDISON HOUSING AUTHORITY	67	76	0	88.16%	88.16%
NJ044	HIGHLAND PARK HA	124	162	0	76.54%	76.54%
NJ047	CARTERET HOUSING AUTHORITY	257	464	0	55.39%	55.39%
NJ048	NEPTUNE HOUSING AUTHORITY	240	260	0	92.31%	92.31%
NJ049	BRIDGETON HOUSING AUTHORITY	142	153	0	92.81%	92.81%
NJ051	GLASSBORO HOUSING AUTHORITY	102	127	0	80.31%	80.31%
NJ052	BOONTON HOUSING AUTHORITY	109	159	0	68.55%	68.55%
NJ054	LAKEWOOD HOUSING AUTHORITY	466	605	68	77.02%	86.78%
NJ055	ENGLEWOOD HOUSING AUTHORITY	425	467	0	91.01%	91.01%
NJ056	BERKELEY HOUSING AUTHORITY	22	25	0	88.00%	88.00%
NJ060	KEANSBURG HOUSING AUTHORITY	113	127	0	88.98%	88.98%
NJ061	MILLVILLE HOUSING AUTHORITY	98	129	0	75.97%	75.97%
NJ065	BRICK HOUSING AUTHORITY	81	84	0	96.43%	96.43%
NJ067	BERGEN COUNTY HA	2,307	3,375	775	68.36%	88.73%
NJ068	DOVER HOUSING AUTHORITY	126	248	0	50.81%	50.81%
NJ070	CLIFFSIDE PARK HA	330	347	0	95.10%	95.10%
NJ071	FORT LEE HOUSING AUTHORITY	335	353	0	94.90%	94.90%
NJ073	CLEMENTON HOUSING AUTHORITY	46	49	0	93.88%	93.88%
NJ074	PENNS GROVE HOUSING AUTHORITY	28	35	0	80.00%	80.00%
NJ077	WEEHAWKEN HOUSING AUTHORITY	323	350	0	92.29%	92.29%
NJ081	MIDDLETOWN HOUSING AUTHORITY	143	150	0	95.33%	95.33%
NJ083	SECAUCUS HOUSING AUTHORITY	155	250	0	62.00%	62.00%
NJ084	HUNTERDON HOUSING AUTHORITY	410	427	50	96.02%	108.75%
NJ086	MONTCLAIR HOUSING AUTHORITY	217	290	0	74.83%	74.83%
NJ088	PHILLIPSBURG HOUSING AUTHORITY	205	210	0	97.62%	97.62%
NJ089	CLIFTON HOUSING AUTHORITY	229	253	0	90.51%	90.51%

HA Num	HA Name	Leased Units	Contracted Units	Special Purpose Units	Utilization	utilization excl spec purp.
NJ090	PASSAIC COUNTY HA	739	835	0	88.50%	88.50%
NJ091	PATERSON HOUSING AUTHORITY	942	1,071	75	87.96%	94.58%
NJ092	MORRIS COUNTY HA	562	634	0	88.64%	88.64%
NJ095	MONMOUTH COUNTY HA	1,127	1,999	575	56.38%	79.14%
NJ097	SOMERVILLE HOUSING AUTHORITY	156	170	0	91.76%	91.76%
NJ099	BLOOMFIELD HOUSING AUTHORITY	177	270	0	65.56%	65.56%
NJ104	CITY OF LINDEN	227	286	0	79.37%	79.37%
NJ105	MADISON HOUSING AUTHORITY	143	190	0	75.26%	75.26%
NJ106	SAYREVILLE HOUSING AUTHORITY	146	150	0	97.33%	97.33%
NJ108	WEST ORANGE HOUSING AUTHORITY	118	120	0	98.33%	98.33%
NJ109	UNION TOWNSHIP HA	152	163	0	93.25%	93.25%
NJ110	OLD BRIDGE HOUSING AUTHORITY	176	204	0	86.27%	86.27%
NJ114	MIDDLESEX COUNTY HA	340	400	0	85.00%	85.00%
NJ115	CHERRY HILL HOUSING AUTHORITY	116	131	0	88.55%	88.55%
NJ116	FRANKLIN TOWNSHIP HA	103	134	0	76.87%	76.87%
NJ211	CAPE MAY HOUSING AUTHORITY	79	103	0	76.70%	76.70%
NJ214	LAKEWOOD RAP HOUSING AUTHORITY	720	838	0	85.92%	85.92%
NJ215	BURLINGTON COUNTY HA	511	567	0	90.12%	90.12%
NJ912	NJDCA	15,552	17,034	1,712	91.30%	101.50%
NM001	ALBUQUERQUE HSG AUTHORITY	2,777	3,539	817	78.47%	102.02%
NM003	LAS CRUCES HSG AUTHORITY	506	587	0	86.20%	86.20%
NM004	ALAMOGORDO (CITY OF) HA	50	58	0	86.21%	86.21%
NM006	GALLUP HSG AUTHORITY	36	38	0	94.74%	94.74%
NM010	HSG AUTH CITY OF ESPANOLA	137	204	0	67.16%	67.16%
NM020	TRUTH OR CONSEQUENCES HSG AUTH	176	190	20	92.63%	103.53%
NM030	HOUSING AUTHORITY CITY OF GRAN	73	98	0	74.49%	74.49%
NM033	TUCUMCARI HOUSING AUTHORITY	152	140	0	108.57%	108.57%
NM034	LORDSBURG HOUSING AUTHORITY	9	10	0	90.00%	90.00%
NM035	BERNALILLO (TOWN OF) HSG AUTH	87	75	0	116.00%	116.00%
NM038	TAOS COUNTY HSG AUTHORITY	416	448	0	92.86%	92.86%
NM039	HSG AUTH OF RIO ARRIBA	19	25	0	76.00%	76.00%
NM042	MORA COUNTY HSG AUTHORITY	60	66	0	90.91%	90.91%
NM050	SANTA FE COUNTY HSG AUTHORITY	198	241	0	82.16%	82.16%
NM057	BERNALILLO COUNTY HSG DEPT	1,127	1,283	219	87.84%	105.92%
NM058	SANTA FE CIVIC HOUSING AUTHORI	403	467	0	86.30%	86.30%
NM061	SAN MIGUEL COUNTY HA	108	112	0	96.43%	96.43%
NM062	COUNTY OF DONA ANA	412	438	0	94.06%	94.06%
NM063	REGION VI REGIONAL HSG AUTHORI	1,211	1,215	0	99.67%	99.67%
NM064	REGION IV HOUSING AUTHORITY	430	557	0	77.20%	77.20%
NM065	CLOVIS HOUSING AUTHORITY	452	499	0	90.58%	90.58%
NM066	SAN JUAN COUNTY HSG AUTHORITY	239	278	0	85.97%	85.97%
NM067	REGION V HOUSING AUTHORITY	792	872	0	90.83%	90.83%
NM069	MOUNTAINAIR HOUSING AUTHORITY	104	136	0	76.47%	76.47%
NM070	LOS LUNAS (VILLAGE OF) HSG AUT	95	122	0	77.87%	77.87%
NM071	CUBA (VILLAGE OF) HOUSING AUTH	43	58	0	74.14%	74.14%
NM076	REGION II HOUSING AUTHORITY	66	54	0	122.22%	122.22%
NM077	SOCORRO COUNTY HOUSING AUTHORI	238	318	0	74.84%	74.84%
NM888	BARRIER FREE FUTURES, INC.	7	20	20	35.00%	#DIV/0!
NV001	CITY OF RENO HSG AUTHORITY	1,620	1,914	67	84.64%	87.71%
NV002	CITY OF LAS VEGAS HSG AUTH	1,805	2,769	1,051	65.19%	105.06%
NV007	NORTH LAS VEGAS HOUSING AUTHOR	1,029	1,091	0	94.32%	94.32%
NV013	COUNTY OF CLARK HOUSING AUTHOR	2,043	2,257	100	90.52%	94.71%

HA Num	HA Name	Leased Units	Contracted Units	Special Purpose Units	Utilization	Utilization excl spec purp.
NV905	NEVADA RURAL HSG AUTH	1,113	1,283	174	86.75%	100.36%
NY001	HA OF SYRACUSE	2,586	2,881	0	89.76%	89.76%
NY003	THE MUNI HA CITY OF YONKERS	1,109	1,103	0	100.54%	100.54%
NY005	NEW YORK CITY HSG AUTHORITY	75,589	80,984	2,800	93.34%	96.68%
NY009	ALBANY HSG AUTH	1,051	1,712	647	61.39%	98.69%
NY012	HA OF TROY	456	601	102	75.87%	91.38%
NY015	HA OF MECHANICVILLE	89	98	0	90.82%	90.82%
NY017	HA OF JAMESTOWN	166	172	0	96.51%	96.51%
NY018	HA OF PLATTSBURGH	174	191	0	91.10%	91.10%
NY020	HA OF SARATOGA SPRINGS	87	90	0	96.67%	96.67%
NY021	HA OF CORTLAND	241	266	0	90.60%	90.60%
NY022	HA OF COHOES	304	327	0	92.97%	92.97%
NY023	HA OF FREEPORT	142	169	0	84.02%	84.02%
NY025	HA OF WATERVLIET	113	115	0	98.26%	98.26%
NY027	CITY OF OSWEGO	463	489	0	94.68%	94.68%
NY028	HA OF SCHENECTADY	1,096	1,222	0	89.69%	89.69%
NY033	HA OF RENSSELAER	93	98	0	94.90%	94.90%
NY034	HA OF ROME	346	355	0	97.46%	97.46%
NY035	HA OF HUNTINGTON	362	525	0	68.95%	68.95%
NY038	HA OF MOUNT KISCO	94	112	0	83.93%	83.93%
NY039	HA OF OGDENSBURG	40	40	0	100.00%	100.00%
NY041	HA OF ROCHESTER	3,693	5,107	999	72.31%	89.90%
NY044	HA OF GENEVA	323	390	80	82.82%	104.19%
NY046	TOWN OF HEMPSTEAD SECTION 8	406	423	0	95.98%	95.98%
NY048	HA OF GLOVERSVILLE	191	221	0	86.43%	86.43%
NY049	HA OF BEACON	91	126	0	72.22%	72.22%
NY050	HA OF LONG BEACH	360	372	0	96.77%	96.77%
NY054	HA OF ITHACA	460	540	0	85.19%	85.19%
NY055	HA OF OYSTER BAY	34	50	0	68.00%	68.00%
NY057	HA OF GREENBURGH	186	273	0	68.13%	68.13%
NY060	HA OF AMSTERDAM	304	313	25	97.12%	105.56%
NY062	POUGHKEEPSIE HOUSING AUTHORITY	79	62	0	127.42%	127.42%
NY065	HA OF NORWICH	151	160	0	94.38%	94.38%
NY066	HA OF AUBURN	155	157	0	98.73%	98.73%
NY067	HA OF HORNELL	115	134	0	85.82%	85.82%
NY068	HA OF ONEONTA	65	80	0	81.25%	81.25%
NY070	HA OF LOCKPORT	167	178	0	93.82%	93.82%
NY071	HA OF MONTICELLO	313	328	0	95.43%	95.43%
NY073	WHITEHALL HOUSING AUTHORITY	67	73	0	91.78%	91.78%
NY077	TOWN OF ISLIP HA	1,060	1,029	0	103.01%	103.01%
NY079	HA OF GLENS FALLS	526	523	0	100.57%	100.57%
NY083	VILLAGE OF LIBERTY HA	84	79	0	106.33%	106.33%
NY084	TOWN OF RAMAPO HSNG AUTH	395	514	0	76.85%	76.85%
NY085	HEMPSTEAD HOUSING AUTHORITY	203	210	0	96.67%	96.67%
NY086	HA OF NORTH HEMPSTEAD	140	225	0	62.22%	62.22%
NY087	HA OF HARRIETSTOWN	32	37	0	86.49%	86.49%
NY088	HA OF NEW ROCHELLE	153	161	0	95.03%	95.03%
NY089	NEWARK HOUSING AUTHORITY	240	242	0	99.17%	99.17%
NY091	TOWN OF AMHERST	3,377	4,173	350	80.92%	88.33%
NY094	VILLAGE OF OSSINING	186	224	0	83.04%	83.04%
NY095	CORNING HOUSING AUTHORITY	87	100	0	87.00%	87.00%
NY101	VILLAGE OF MAMARONECK HOUSING	328	387	0	84.75%	84.75%

HA Num	HA Name	Leased Units	Contracted Units	Special Purpose Units	Utilization	utilization excl spec purp.
NY102	HA OF ONEIDA	102	106	0	96.23%	96.23%
NY103	HA OF ELLENVILLE	84	92	0	91.30%	91.30%
NY107	HA OF NORTH SYRACUSE	196	252	0	77.78%	77.78%
NY109	LITTLE FALLS HOUSING AUTHORITY	137	142	0	96.48%	96.48%
NY110	THE CITY OF NEW YORK DHPD	14,074	18,808	1,000	74.83%	79.03%
NY111	TOWN OF EASTCHESTER	212	220	0	96.36%	96.36%
NY113	CITY OF NEW ROCHELLE	823	1,056	0	77.94%	77.94%
NY114	VILLAGE OF NYACK HA	97	103	0	94.17%	94.17%
NY115	THE CITY OF WHITE PLAINS	348	400	0	87.00%	87.00%
NY116	VILLAGE OF PELHAM HSNG AUTH	104	155	0	67.10%	67.10%
NY117	TOWN OF MAMARONECK PHA	260	260	0	100.00%	100.00%
NY118	VILLAGE OF PORT CHESTER	274	304	0	90.13%	90.13%
NY121	GLEN COVE CDA	308	444	0	69.37%	69.37%
NY125	VILLAGE OF HIGHLAND FALLS	69	84	0	82.14%	82.14%
NY127	RIVERHEAD HOUSING DEVELOPMENT	155	162	0	95.68%	95.68%
NY128	VILLAGE OF PATCHOGUE CDA	167	173	0	96.53%	96.53%
NY132	TOWN OF YORKTOWN	139	152	0	91.45%	91.45%
NY134	PORT JERVIS	259	322	0	80.43%	80.43%
NY138	VILLAGE OF NEW SQUARE PHA	360	384	0	93.75%	93.75%
NY139	KINGSTON CDA	191	223	0	85.65%	85.65%
NY141	TOWN OF SOUTHAMPTON	261	294	0	88.78%	88.78%
NY146	VILLAGE OF GREENPORT	65	70	0	92.86%	92.86%
NY147	VILLAGE OF SEA CLIFF	20	20	0	100.00%	100.00%
NY148	HA OF SPRING VALLEY	545	724	0	75.28%	75.28%
NY149	BROOKHAVEN DEPT OF HCDIA	487	733	66	66.44%	73.01%
NY151	VILLAGE OF FARMINGDALE HA	16	20	0	80.00%	80.00%
NY152	NORTH FORK HSG ALLIANCE INC	168	285	0	58.95%	58.95%
NY155	TOWN OF SMITHTOWN	79	89	0	88.76%	88.76%
NY158	VILLAGE OF KIRYAS JOEL HA	182	202	0	90.10%	90.10%
NY159	VILLAGE OF ROCKVILLE CENTRE	243	272	0	89.34%	89.34%
NY160	VILLAGE OF KASER	43	48	0	89.58%	89.58%
NY400	HA OF KENMORE	19	20	0	95.00%	95.00%
NY402	VILLAGE OF ELMIRA HEIGHTS	58	59	0	98.31%	98.31%
NY403	CITY OF SALAMANCA	154	174	0	88.51%	88.51%
NY404	CITY OF NIAGARA FALLS	579	740	111	78.24%	92.05%
NY405	CITY OF NORTH TONAWANDA	366	441	0	82.99%	82.99%
NY406	VILLAGE OF FAIRPORT	307	343	0	89.50%	89.50%
NY408	TOWN OF COLONIE	329	442	80	74.43%	90.88%
NY409	CITY OF BUFFALO	3,245	3,955	691	82.05%	99.42%
NY410	VILLAGE OF DELHI	32	41	0	78.05%	78.05%
NY413	VILLAGE OF CANAJOHARIE	57	60	0	95.00%	95.00%
NY415	TOWN OF PENFIELD	104	355	294	29.30%	170.49%
NY416	TOWN OF CLIFTON PARK	31	35	0	88.57%	88.57%
NY417	VILLAGE OF DOLGEVILLE HA	18	20	0	90.00%	90.00%
NY421	TOWN OF HADLEY	33	33	0	100.00%	100.00%
NY422	TOWN OF GUILDERLAND	91	100	0	91.00%	91.00%
NY426	VILLAGE OF HANCOCK	27	30	0	90.00%	90.00%
NY427	TOWN OF BETHLEHEM	53	59	0	89.83%	89.83%
NY428	TOWN OF DUANESBURG	14	15	0	93.33%	93.33%
NY429	VILLAGE OF MARGARETVILLE	11	10	0	110.00%	110.00%
NY430	TOWN OF NISKAYUNA	44	46	0	95.65%	95.65%
NY431	TOWN OF SCHODACK	38	43	0	88.37%	88.37%

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NY432	VILLAGE OF HORSEHEADS	34	35	0	97.14%	97.14%
NY435	TOWN OF STAMFORD	38	31	0	122.58%	122.58%
NY437	CITY OF BINGHAMTON	487	397	0	122.67%	122.67%
NY440	TOWN OF MIDDLETOWN	30	28	0	107.14%	107.14%
NY441	TOWN OF DAVENPORT	6	8	0	75.00%	75.00%
NY443	CITY OF UTICA	681	883	0	77.12%	77.12%
NY444	TOWN OF GREECE	195	225	0	86.67%	86.67%
NY446	VILLAGE OF DEPOSIT	23	30	0	76.67%	76.67%
NY447	TOWN OF KNOX	7	20	0	35.00%	35.00%
NY448	TOWN OF KORTRIGHT	18	20	0	90.00%	90.00%
NY449	CITY OF BUFFALO BMHA	25	1,300	1,300	1.92%	#DIV/0!
NY503	TOWN OF WATERFORD	40	45	0	88.89%	88.89%
NY504	CITY OF FULTON	435	440	0	98.86%	98.86%
NY505	TOWN OF UNION	431	522	0	82.57%	82.57%
NY506	WILMINGTON HOUSING AGENCY	23	28	0	82.14%	82.14%
NY507	VILLAGE OF EAST SYRACUSE	80	88	0	90.91%	90.91%
NY508	VILLAGE OF PHOENIX	246	124	0	198.39%	198.39%
NY512	VILLAGE OF SCOTIA	101	106	0	95.28%	95.28%
NY513	TOWN OF GLENVILLE	49	53	0	92.45%	92.45%
NY516	TOWN OF ROTTERDAM	185	200	0	92.50%	92.50%
NY517	VILLAGE OF LAKE PLACID	48	48	0	100.00%	100.00%
NY519	TOWN OF CORINTH	28	28	0	100.00%	100.00%
NY521	CANASTOTA HOUSING AUTHORITY	127	132	0	96.21%	96.21%
NY522	TOWN OF JAY	41	42	0	97.62%	97.62%
NY527	VILLAGE OF MANLIUS	507	585	0	86.67%	86.67%
NY528	VILLAGE OF SIDNEY	35	33	0	106.06%	106.06%
NY529	TOWN OF SAUGERTIES	130	180	0	72.22%	72.22%
NY530	VILLAGE OF FORT PLAIN	199	223	0	89.24%	89.24%
NY532	VILLAGE OF COBLESKILL	160	165	0	96.97%	96.97%
NY535	VILLAGE OF GREEN ISLAND	43	46	0	93.48%	93.48%
NY538	VILLAGE OF CORINTH	75	81	0	92.59%	92.59%
NY541	VILLAGE OF WALTON	167	178	0	93.82%	93.82%
NY557	TOWN OF COEYMANS	78	81	0	96.30%	96,30%
NY561	TOWN OF STILLWATER	120	129	0	93.02%	93.02%
NY562	VILLAGE OF BALLSTON SPA	147	159	0	92.45%	92.45%
NY630	VILLAGE OF WATERFORD	48	51	0	94.12%	94.12%
NY889	SOUTHERN TIER ENVIROMENTS	0	25	25	0.00%	#DIV/0!
NY902	NEW YORK STATE HSG FIN AGENCY	9,944	11,225	179	88.59%	90.02%
NY903	NEW YORK STATE HSG FIN AGENCY	12,213	13,718	280	89.03%	90.88%
OH001	COLUMBUS METRO. HA	6,843	7,770	478	88.07%	93.84%
OH002	YOUNGSTOWN MHA	1,310	1,534	120	85.40%	92.64%
OH003	CUYAHOGA MHA	9,318	10,674	990	87.30%	96.22%
OH004	CINCINNATI METROPOLITAN HSG.AU	4,635	5,509	1,422	84.14%	113.41%
OH005	DAYTON METROPOLITAN HA	2,040	2,638	158	77.33%	82.26%
OH006	LUCAS MHA	2,576	2,900	350	88.83%	101.02%
OH007	AKRON MHA	3,163	3,887	284	81.37%	87.79%
OH008	TRUMBULL MHA	737	814	0	90.54%	90.54%
OH009	ZANESVILLE MET HA	547	673	150	81.28%	104.59%
OH010	PORTSMOUTH METRO HA	544	616	0	88.31%	88.31%
OH012	LORAIN MHA	2,132	2,458	130	86.74%	91.58%
OH014	JEFFERSON MHA	508	694	200	73.20%	102.83%
OH015	BUTLER MET.HA	755	960	0	78.65%	78.65%

HA Num	HA Name	Leased Units	Contracted Units	Special Purpose Units	Utilization	utilization - excl spec purp
OH016	MANSFIELD MHA	1,215	1,394	0	87.16%	87.16%
OH018	STARK METROPOLITAN HOUSING AUT	1,100	1,226	0	89.72%	89.72%
OH019	IRONTON METRO HSG AUTHORITY	55	50	0	110.00%	110.00%
OH020	BELMONT METRO HSG AUTHORITY	227	235	0	96.60%	96.60%
OH021	SPRINGFIELD MET.HA	934	1,010	50	92.48%	97.29%
OH022	GREENE METRO HSG AUTH	1,150	1,185	0	97.05%	97.05%
OH024	CHILLICOTHE MET HA	232	375	77	61.87%	77.85%
OH025	LAKE MHA	922	936	0	98.50%	98.50%
OH026	COLUMBIANA MHA	301	447	0	67.34%	67.34%
OH027	MEDINA MHA	401	462	0	86.80%	86.80%
OH028	ERIE MHA	859	1,005	0	85.47%	85.47%
OH029	ASHTABULA MHA	441	521	60	84.64%	95.66%
OH030	HURON MHA	456	572	0	79.72%	79.72%
OH032	HOCKING MET HA	260	306	0	84.97%	84.97%
OH033	CAMBRIDGE METROPOLITAN HSG. AU	474	500	30	94.80%	100.85%
OH034	PERRY METRO HSG AUTHORITY	170	218	0	77.98%	77.98%
OH035	THE MEIGS MHA	97	103	0	94.17%	94.17%
OH036	WAYNE MHA	690	742	42	92.99%	98.57%
OH037	COSHOCTON MET.HSG AUTH	226	253	0	89.33%	89.33%
OH038	CLERMONT MET.HSG AUTH.	674	800	75	84.25%	92.97%
OH039	CRAWFORD MHA	206	229	0	89.96%	89.96%
OH040	JACKSON COUNTY HA	72	76	0	94.74%	94.74%
OH041	ATHENS MET HA	528	615	0	85.85%	85.85%
OH042	GEAUGA MHA	129	171	0	75.44%	75.44%
OH043	LICKING METRO HA	699	915	224	76.39%	101.16%
OH044	ALLEN MHA 160001003 A/C #	733	899	0	81.54%	81.54%
OH045	DARKE COUNTY METROPOLITAN HSG	248	299	0	82.94%	82.94%
OH046	ADAMS MET.HA	215	288	0	74.65%	74.65%
OH047	GALLIA METRO HA	159	184	0	86.41%	86.41%
OH048	HAMILTON COUNTY PUBLIC HSG	1,784	2,402	423	74.27%	90.15%
OH049	WARREN MET.HA	347	373	0	93.03%	93.03%
OH050	KNOX METROPOLITAN HOUSING AUTH	517	525	0	98.48%	98.48%
OH054	SANDUSKY MHA	247	334	22	73.95%	79.17%
OH056	FAYETTE METRO HSG AUTH	209	322	75	64.91%	84.62%
OH057	HARDIN MHA	3	3	0	100.00%	100.00%
OH058	MONROE METRO HOUSING AUTHORITY	147	147	0	100.00%	100.00%
OH059	PICKAWAY METROPOLITAN HOUSING	506	594	84	85.19%	99.22%
OH060	PIKE METROPLITAN HA	424	675	0	62.81%	62.81%
OH061	SHELBY MET HA	207	219	0	94.52%	94.52%
OH062	MIAMI METROPOLITAN HSG AUTH	749	975	0	76.82%	76.82%
OH063	TUSCARAWAS MHA	477	574	0	83.10%	83.10%
OH065	CITY OF MIDDLETOWN	460	603	125	76.29%	96.23%
OH066	MORGAN MET HA	135	140	0	96.43%	96.43%
OH067	HARRISON MHA	247	265	0	93.21%	93.21%
OH069	NOBLE METROPOLITAN HA	70	92	0	76.09%	76.09%
OH070	FAIRFIELD MHA	618	699	0	88.41%	88.41%
OH071	HENRY MHA	217	227	0	95.59%	95.59%
OH072	LOGAN COUNTY MHA	262	296	0	88.51%	88.51%
OH073	PARMA PHA	453	502	22	90.24%	94.38%
OH074	WILLIAMS MHA	137	143	0	95.80%	95.80%
OH075	SENECA MHA	132	167	0	79.04%	79.04%
OH076	MARION METRO HOUSING AUTHORITY	324	327	2	99.08%	99.69%

HA Num	HA Name	Leased Units	Contracted Units	Special Purpose Units	Utilization	Utilization excl spec purp
OH077	CITY OF MARIETTA	331	278	0	119.06%	119.06%
OH078	VINTON METROPOLITAN H. A.	160	161	0	99.38%	99.38%
OH079	DELAWARE METRO HOUSING AUTHORI	326	363	0	89.81%	89.81%
OH080	PREBLE METROPOLITAN HOUSING AU	41	52	0	78.85%	78.85%
OH081	BROWN METRO HOUSING AUTHORITY	30	31	0	96.77%	96.77%
OH082	HANCOCK MHA	59	333	275	17.72%	101.72%
OH083	MORROW METRO. HSG. AUT	65	76	0	85.53%	85.53%
OH085	BOWLING GREEN HA	74	119	61	62.18%	127.59%
OH086	HIGHLAND MHA	13	100	100	13.00%	#DIV/0!
OH880	NEW AVENUES TO INDEPENDENCE	4	75	75	5.33%	#DIV/0!
OK002	OKLAHOMA CITY	2,968	3,471	200	85.51%	90.74%
OK006	BROKEN BOW	202	217	0	93.09%	93.09%
OK020	COALGATE	25	56	0	44.64%	44.64%
OK024	ADA	86	110	0	78.18%	78.18%
OK027	MIAMI	198	243	0	81.48%	81.48%
OK032	SEMINOLE	89	109	0	81.65%	81.65%
OK033	BRISTOW	82	87	0	94.25%	94.25%
OK044	HUGO	167	178	0	93.82%	93.82%
OK045	CHEROKEE NATION HSG AUTH	202	782	638	25.83%	140.28%
OK062	MC ALESTER	60	73	0	82.19%	82.19%
OK073	TULSA	3,027	4,093	400	73.96%	81.97%
OK095	SHAWNEE	420	419	0	100.24%	100.24%
OK096	WEWOKA	129	149	0	86.58%	86.58%
OK099	MUSKOGEE	338	435	0	77.70%	77.70%
OK111	PONCA CITY	120	134	0	89.55%	89.55%
OK118	FT. GIBSON	39	44	0	88.64%	88.64%
OK139	NORMAN	799	899	100	88.88%	100.00%
OK142	HENRYETTA	66	93	0	70.97%	70.97%
OK146	STILLWATER	546	575	0	94.96%	94.96%
OK148	TECUMSEH	29	31	0	93.55%	93.55%
OK150	DEL CITY	59	62	0	95.16%	95.16%
OK901	OKLAHOMA HOUSING FINANCE AGENC	8,848	8,221	81	107.63%	108.70%
OR001	CLACKAMAS COUNTY HA	1,190	1,253	25	94.97%	96.91%
OR003	HA OF DOUGLAS COUNTY	428	632	80	67.72%	77.54%
OR005	HA OF LINCOLN COUNTY	463	487	0	95.07%	95.07%
OR006	HA & COMM SVCS AGENCY LANE CO	2,291	2,441	0	93.85%	93.85%
OR007	HA OF UMATILLA COUNTY	245	329	50	74.47%	87.81%
OR008	HSG & URBN RNWL AGENCY OF POLK	570	674	50	84.57%	91.35%
OR011	HA CITY OF SALEM	2,150	2,702	319	79.57%	90.22%
OR014	MARION COUNTY HA	1,048	1,034	8	101.35%	102.14%
OR015	HA OF JACKSON COUNTY	1,255	1,317	0	95.29%	95.29%
OR016	HA OF YAMHILL COUNTY	1,115	1,141	0	97.72%	97.72%
OR017	KLAMATH HA	654	699	0	93.56%	93.56%
OR019	LINN-BENTON HA	1,889	2,113	6	89.40%	89.65%
OR020	COOS-CURRY HA	555	636	25	87.26%	90.83%
OR022	HA WASHINGTON COUNTY	1,458	2,330	797	62.58%	95.11%
OR025	MID COLUMBIA HOUSING AGENCY	681	761	50	89.49%	95.78%
OR027	HA OF MALHEUR COUNTY	314	331	0	94.86%	94.86%
OR028	NW OREGON HOUSING ASSN	931	896	0	103.91%	103.91%
OR031	JOSEPHINE HSG COMM DEV COUNCIL	703	818	75	85.94%	94.62%
OR032	NE OREGON HA	645	645	0	100.00%	100.00%
OR034	CENTRAL OR REGIONAL HA	689	1,030	100	66.89%	74.09%

HA Num	HA Name	Leased Units	Contracted Units	Special Purpose Units	Utilization	utilization excl spec purp
OR035	SILETZ INDIAN HA	16	62	37	25.81%	64.00%
PA001	HOUSING AUTH CITY OF PITTSBURG	3,429	5,219	201	65.70%	68.33%
PA002	PHILADELPHIA HOUSING AUTHORITY	10,270	14,312	3,355	71.76%	93.73%
PA003	SCRANTON HOUSING AUTHORITY	814	929	0	87.62%	87.62%
PA004	ALLENTOWN HOUSING AUTHORITY	807	946	0	85.31%	85.31%
PA005	MCKEESPORT HOUSING AUTHORITY	412	485	0	84.95%	84.95%
PA006	ALLEGHENY COUNTY HSG AUTH	3,571	4,755	447	75.10%	82.89%
PA007	CHESTER HOUSING AUTHORITY	1,219	1,234	0	98.78%	98.78%
PA008	HARRISBURG HOUSING AUTHORITY	447	643	150	69.52%	90.67%
PA009	READING HOUSING AUTHORITY	453	500	0	90.60%	90.60%
PA010	HA OF THE COUNTY OF BUTLER	790	1,186	400	66.61%	100.51%
PA011	BETHLEHEM HOUSING AUTHORITY	384	403	0	95.29%	95.29%
PA012	MONTGOMERY COUNTY HOUSING AUTH	1,563	2,057	50	75.98%	77.88%
PA013	ERIE CITY HOUSING AUTHORITY	513	931	0	55.10%	55.10%
PA014	BEAVER COUNTY HOUSING AUTHORIT	419	627	0	66.83%	66.83%
PA015	FAYETTE COUNTY HOUSING AUTHORI	715	891	0	80.25%	80.25%
PA016	SCHUYLKILL COUNTY HOUSING AUTH	494	504	0	98.02%	98.02%
PA017	WASHINGTON COUNTY HOUSING AUTH	759	830	0	91.45%	91.45%
PA018	WESTMORELAND COUNTY HSG AUTHOR	1,409	1,684	0	83.67%	83.67%
PA019	JOHNSTOWN HOUSING AUTHORITY	503	556	18	90.47%	93.49%
PA020	MERCER COUNTY HOUSING AUTHORIT	227	238	0	95.38%	95.38%
PA021	LYCOMING COUNTY HOUSING AUTHOR	168	280	138	60.00%	118.31%
PA022	YORK CITY HOUSING AUTHORITY	1,159	1,437	0	80.65%	80.65%
PA023	DELAWARE COUNTY HOUSING AUTHOR	1,919	2,235	175	85.86%	93.16%
PA024	EASTON HOUSING AUTHORITY	228	298	50	76.51%	91.94%
PA026	HOUSING AUTH CO OF LAWRENCE	351	367	9	95.64%	98.04%
PA027	HUNTINGDON COUNTY HOUSING AUTH	79	83	0	95.18%	95.18%
PA028	MONROE COUNTY HOUSING AUTHORIT	326	380	0	85.79%	85.79%
PA029	SOMERSET COUNTY HOUSING AUTHOR	77	91	0	84.62%	84.62%
PA030	CARBONDALE HOUSING AUTHORITY	165	176	0	93.75%	93.75%
PA031	ALTOONA HOUSING AUTHORITY	761	802	0	94.89%	94.89%
PA032	MONTOUR COUNTY HOUSING AUTHORI	147	156	0	94.23%	94.23%
PA033	MEADVILLE HOUSING AUTHORITY	118	155	0	76.13%	76.13%
PA034	FRANKLIN COUNTY HOUSING AUTHOR	227	235	0	96.60%	96.60%
PA035	DAUPHIN COUNTY HOUSING AUTHORI	822	968	0	84.92%	84.92%
PA036	LANCASTER HOUSING AUTHORITY	755	869	0	86.88%	86.88%
PA037	POTTSVILLE HOUSING AUTHORITY	358	369	24	97.02%	103.77%
PA038	LACKAWANNA COUNTY HOUSING AUTH	529	620	100	85.32%	101.73%
PA039	ARMSTRONG COUNTY HOUSING AUTHO	202	207	0	97.58%	97.58%
PA041	HOUSING AUTHORITY OF MIFFLIN C	176	220	0	80.00%	80.00%
PA042	PITTSTON HOUSING AUTHORITY	126	147	0	85.71%	85.71%
PA044	HAZLETON HOUSING AUTHORITY	334	347	0	96.25%	96.25%
PA045	GREENE COUNTY HOUSING AUTHORIT	20	30	0	66.67%	66.67%
PA046	HOUS AUTH OF THE CO OF CHESTER	1,119	1,521	107	73.57%	79.14%
PA047	WILKES BARRE HOUSING AUTHORITY	461	474	0	97.26%	97.26%
PA048	INDIANA COUNTY HOUSING AUTHORI	496	520	25	95.38%	100.20%
PA049	BRADFORD CITY HOUSING AUTHO	100	112	0	89.29%	89.29%
PA050	TIOGA COUNTY HOUSING AUTHORITY	184	213	0	86.38%	86.38%
PA051	BUCKS COUNTY HOUSING AUTHORITY	2,017	2,450	0	82.33%	82.33%
PA052	LEBANON COUNTY HOUSING AUTHORI	293	322	0	90.99%	90.99%
PA053	SUNBURY HOUSING AUTHORITY	223	240	0	92.92%	92.92%
PA054	ELK COUNTY HOUSING AUTHORITY	173	221	0	78.28%	78.28%

HA Num	HA Name	Leased Units	Contracted Units	Special Purpose Units	Utilization	Utilization excl spec purp.
PA055	SHAMOKIN HOUSING AUTHORITY	193	221	0	87.33%	87.33%
PA056	FRANKLIN CITY HOUSING AUTHORIT	85	128	0	66.41%	66.41%
PA057	LUZERNE COUNTY HOUSING AUTHORI	864	1,095	0	78.90%	78.90%
PA058	TITUSVILLE HOUSING AUTHORITY	97	126	0	76.98%	76.98%
PA059	OIL CITY HOUSING AUTHORITY	142	167	0	85.03%	85.03%
PA060	NORTHUMBERLAND COUNTY HOUSING	311	304	0	102.30%	102.30%
PA061	JEFFERSON COUNTY HOUSING AUTHO	234	249	0	93.98%	93.98%
PA062	WILLIAMSPORT HOUSING AUTHORITY	340	350	0	97.14%	97.14%
PA063	DUBOIS HOUSING AUTHORITY	144	154	0	93.51%	93.51%
PA064	BRADFORD COUNTY HOUSING AUTHOR	238	264	0	90.15%	90.15%
PA065	CLEARFIELD COUNTY HOUSING AUTH	118	122	0	96.72%	96.72%
PA066	CORRY HOUSING AUTHORITY	150	159	0	94.34%	94.34%
PA067	CARBON COUNTY HOUSING AUTHORIT	345	426	0	80.99%	80.99%
PA068	SULLIVAN COUNTY HOUSING AUTHOR	34	36	0	94.44%	94.44%
PA069	BLAIR COUNTY HOUSING AUTHORITY	356	442	22	80.54%	84.76%
PA071	BERKS COUNTY HOUSING AUTHORITY	440	682	131	64.52%	79.85%
PA072	FULTON COUNTY HOUSING AUTHORIT	180	187	0	96.26%	96.26%
PA073	WYOMING COUNTY HOUSING AUTHORI	356	397	0	89.67%	89.67%
PA074	SUSQUEHANNA COUNTY HOUSING AUT	237	253	0	93.68%	93.68%
PA075	CUMBERLAND COUNTY HOUSING AUTH	877	1,017	117	86.23%	97.44%
PA076	NORTHAMPTON COUNTY HOUSING AUT	563	850	0	66.24%	66.24%
PA077	COUNTY OF POTTER HOUSING AUTHO	236	295	0	80.00%	80.00%
PA078	WAYNE COUNTY HOUSING AUTHORITY	539	590	40	91.36%	98.00%
PA079	H AUTH OF THE COUNTY OF WARREN	55	75	0	73.33%	73.33%
PA080	MCKEAN COUNTY HOUSING AUTHORIT	296	356	0	83.15%	83.15%
PA082	HOUSING AUTHORITY OF UNION COU	414	463	0	89.42%	89.42%
PA083	COLUMBIA COUNTY HOUSING AUTHOR	354	388	0	91.24%	91.24%
PA085	BEDFORD COUNTY HOUSING AUTHORI	286	307	0	93.16%	93.16%
PA086	CLARION COUNTY HOUSING AUTHORI	430	443	100	97.07%	125.36%
PA087	ERIE COUNTY HOUSING AUTHORITY	519	594	0	87.37%	87.37%
PA088	CENTRE COUNTY HOUSING AUTHORIT	397	459	0	86.49%	86.49%
PA089	VENANGO COUNTY HOUSING AUTHORI	343	394	14	87.06%	90.26%
PA090	LANCASTER COUNTY HOUSING AUTHO	944	814	0	115.97%	115.97%
PA091	ADAMS COUNTY HOUSING AUTHORITY	536	586	0	91.47%	91.47%
PA092	SNYDER COUNTY HOUSING AUTHORIT	181	193	0	93.78%	93.78%
RI001	PROVIDENCE H A	1,784	2,109	259	84.59%	96.43%
RI002	PAWTUCKET H A	609	681	140	89.43%	112.57%
RI003	WOONSOCKET H A	332	371	37	89.49%	99.40%
RI004	CENTRAL FALLS H A	355	375	0	94.67%	94.67%
RI005	NEWPORT HOUSING AUTHORITY	8	100	0	8.00%	8.00%
RI006	CRANSTON H A	212	257	0	82.49%	82.49%
RI007	EAST PROVIDENCE H A	178	232	30	76.72%	88.12%
RI008	TOWN OF WESTERLY H A	190	198	0	95.96%	95.96%
RI009	JOHNSTON HOUSING AUTHORITY	165	205	0	80.49%	80.49%
RI010	CUMBERLAND HOUSING AUTHORITY	176	208	0	84.62%	84.62%
RI011	WARWICK H A	308	349	0	88.25%	88.25%
RI012	SOUTH KINGSTON HOUSIN AUTHORIT	125	138	0	90.58%	90.58%
RI013	PORTSMOUTH HOUSING AUTHORITY	63	85	0	74.12%	74.12%
RI014	BURRILLVILLE HOUSING AUTHORITY	65	69	0	94.20%	94.20%
RI016	COVENTRY HOUSING AUTHORITY	228	278	0	82.01%	82.01%
RI017	NORTH PROVIDENCE HOUSING AUTHO	155	164	25	94.51%	111.51%
RI018	LINCOLN HOUSING AUTHORITY	113	124	0	91.13%	91.13%

HA Num	HA Name	Leased Units	Contracted Units	Special Purpose Units	Utilization	Utilization excl spec purp
RI019	TOWN OF BRISTOL H A	179	226	40	79.20%	96.24%
RI022	WARREN HOUSING AUTHORITY	186	192	0	96.88%	96.88%
RI024	EAST GREENWICH H A	193	292	0	66.10%	66.10%
RI026	NARRAGANSETT HOUSING AUTHORITY	165	182	0	90.66%	90.66%
RI027	TIVERTON HOUSING AUTHORITY	46	50	0	92.00%	92.00%
RI901	RHODE ISLAND HSG MORT FIN CORP	757	1,214	85	62.36%	67.05%
RQ006	MUNICIPALITY OF SAN JUAN	3,450	3,833	0	90.01%	90.01%
RQ007	MUNICIPALITY OF CAGUAS	1,028	1,081	0	95.10%	95.10%
RQ008	MUNICIPALITY OF PONCE	883	1,440	0	61.32%	61.32%
RQ009	MUNICIPALITY OF MAYAGUEZ	781	784	0	99.62%	99.62%
RQ010	MUNICIPALITY OF MOCA	57	67	0	85.07%	85.07%
RQ011	MUNICIPALITY OF BAYAMON	1,365	1,565	100	87.22%	93.17%
RQ012	MUNICIPALITY OF AGUADILLA	261	264	0	98.86%	98.86%
RQ013	MUNICIPALITY OF TRUJILLO ALTO	180	238	0	75.63%	75.63%
RQ014	MUNICIPALITY OF CAROLINA	482	530	60	90.94%	102.55%
RQ015	MUNICIPALITY OF DORADO	178	277	50	64.26%	78.41%
RQ016	MUNICIPALITY OF GUAYNABO	305	341	0	89.44%	89.44%
RQ017	MUNICIPALITY OF GUAYAMA	223	235	0	94.89%	94.89%
RQ018	MUNICIPALITY OF CAYEY	212	212	0	100.00%	100.00%
RQ019	MUNICIPALITY OF PENUELAS	132	170	0	77.65%	77.65%
RQ020	MUNICIPALITY OF ARECIBO	680	853	0	79.72%	79.72%
RQ022	MUNICIPALITY OF TOA BAJA	196	196	0	100.00%	100.00%
RQ023	MUNICIPALITY OF COROZAL	123	124	0	99.19%	99.19%
RQ024	MUNICIPALFITY OF MOROVIS	53	53	0	100.00%	100.00%
RQ025	MUNICIPALITY HUMACAO	92	92	0	100.00%	100.00%
RQ026	MUNICIPALITY OF SAN SEBASTIAN	114	124	0	91.94%	91.94%
RQ027	MUNICIPALITY OF LOIZA	5	5	0	100.00%	100.00%
RQ028	MUNICIPALITY OF MANATI	136	145	0	93.79%	93.79%
RQ029	MUNICIPALITY OF MARICAO	29	35	0	82.86%	82.86%
RQ030	MUNICIPALITY OF SAN GERMAN	65	70	0	92.86%	92.86%
RQ031	PUERTO RICO HSG FINANCE CORP	93	141	0	65.96%	65.96%
RQ032	MUNICIPALITY OF VEGA BAJA	146	166	0	87.95%	87.95%
RQ033	MUNICIPALITY OF UTUADO	166	175	0	94.86%	94.86%
RQ034	MUNICIPALITY OF COMERIO	63	105	0	60.00%	60.00%
RQ035	MUNICIPALITY OF HORMIGUEROS	61	70	0	87.14%	87.14%
RQ036	MUNICIPALITY OF FAJARDO	48	60	0	80.00%	80.00%
RQ037	MUNICIPALITY OF SAN LORENZO	106	107	0	99.07%	99.07%
RQ038	MUNICIPALITY OF JUANA DIAZ	95	103	0	92.23%	92.23%
RQ039	MUNICIPALITY OF HATILLO	72	73	0	98.63%	98.63%
RQ040	MUNICIPALITY OF CAMUY	156	156	0	100.00%	100.00%
RQ041	MUNICIPALITY OF GURABO	110	130	0	84.62%	84.62%
RQ042	MUNICIPALITY OF COAMO	57	60	0	95.00%	95.00%
RQ043	ANASCO HOUSING AUTHORITY	72	98	0	73.47%	73.47%
RQ044	MUNICIPALITY OF GUANICA	44	48	0	91.67%	91.67%
RQ045	MUNICIPALITY OF YABUCOA	84	93	0	90.32%	90.32%
RQ046	MUNICIPALITY OF LAS MARIAS	24	35	0	68.57%	68.57%
RQ047	MUNICIPALITY OF NAGUABO	110	121	0	90.91%	90.91%
RQ048	MUNICIPALITY OF SABANA GRANDE	116	139	0	83.45%	83.45%
RQ049	MUNICIPALITY OF VILLALBA	60	60	0	100.00%	100.00%
RQ050	MUNICIPALITY OF RIO GRANDE	67	70	0	95.71%	95.71%
RQ052	MUNICIPALITY OF CIALES	61	74	0	82.43%	82.43%
RQ053	MUNICIPALITY OF TOA ALTA	122	181	0	67.40%	67.40%

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RQ054	MUNICIPALITY OF BARCELONETA	81	81	0	100.00%	100.00%
RQ055	MUNICIPALITY OF ADJUNTAS	43	52	0	82.69%	82.69%
RQ056	MUNICIPALLITY OF VEGA ALTA	76	76	0	100.00%	100.00%
RQ057	MUNICIPALITY OF PATILLAS	45	83	0	54.22%	54.22%
RQ058	MUNICIPALITY OF SANTA ISABEL	70	70	0	100.00%	100.00%
RQ059	MUNICIPALITY OF AIBONITO	44	58	0	75.86%	75.86%
RQ060	Municipality of Barranquitas	79	80	0	98.75%	98.75%
RQ061	MUNICIPALITY OF CABO ROJO	74	74	0	100.00%	100.00%
RQ062	MUNICIPALITY OF CIDRA	144	151	0	95.36%	95.36%
RQ063	MUNICIPALITY OF LAS PIEDRAS	92	98	0	93.88%	93.88%
RQ064	MUNICIPALITY OF NARANJITO	94	123	0	76.42%	76.42%
RQ065	MUNICIPALITY OF LARES	67	67	0	100.00%	100.00%
RQ066	MUNICIPALITY OF ISABELA	68	77	0	88.31%	88.31%
RQ067	MUNICIPALITY OF RINCON	34	34	0	100.00%	100.00%
RQ068	MUNICIPALITY OF ARROYO	94	95	0	98.95%	98.95%
RQ069	MUNICIPALITY OF SALINAS	93	97	0	95.88%	95.88%
RQ070	MUNICIPALITY OF CEIBA	29	37	0	78.38%	78.38%
RQ071	MUNICIPALITY OF LAJAS	51	62	0	82.26%	82.26%
RQ072	MUNICIPALITY OF FLORIDA	39	45	0	86.67%	86.67%
RQ073	MUNICIPALITY OF AGUADA	64	65	0	98.46%	98.46%
RQ074	MUNICIPALITY OF VIEQUES	54	63	0	85.71%	85.71%
RQ075	MUNICIPALITY OF CANOVANAS	34	34	0	100.00%	100.00%
RQ076	MUNICIPALITY OF JAYUYA	4	4	0	100.00%	100.00%
RQ077	MUNICIPALITY OF JUNCOS	47	55	0	85.45%	85.45%
RQ080	MUNICIPALITY OF OROCOVIS	43	47	0	91.49%	91.49%
RQ081	MUNICIPALITY LUQUILLO	55	55	0	100.00%	100.00%
RQ082	MUNICIPALITY OF AGUAS BUENAS	135	143	50	94.41%	145.16%
RQ083	MUNICIPALITY OF YAUCO	25	25	0	100.00%	100.00%
RQ901	PUERTO RICO DEPT OF HOUSING	6,805	8,201	0	82.98%	82.98%
SC001	H/A OF CHARLESTON	946	1,262	0	74.96%	74.96%
SC002	HA COLUMBIA	1,643	2,270	320	72.38%	84.26%
SC003	CITY OF SPARTANBURG H/A	929	1,167	25	79.61%	81.35%
SC004	HA GREENVILLE	1,894	2,156	80	87.85%	91.23%
SC005	HA DARLINGTON	92	93	0	98.92%	98.92%
SC007	HA AIKEN	354	514	184	68.87%	107.27%
SC008	HA SOUTH CAROLINA REG NO 1	710	752	0	94.41%	94.41%
SC015	HA BENNETTSVILLE	50	64	0	78.13%	78.13%
SC016	HA GREER	225	280	0	80.36%	80.36%
SC018	HA LAKE CITY	107	169	0	63.31%	63.31%
SC019	HA UNION	93	184	94	50.54%	103.33%
SC020	HA CHESTER	262	269	0	97.40%	97.40%
SC021	HA MARION	129	153	0	84.31%	84.31%
SC022	CITY OF ROCK HILL	330	430	0	76.74%	76.74%
SC023	HA SUMTER	542	693	0	78.21%	78.21%
SC024	HA SOUTH CAROLINA REG NO 3	473	485	0	97.53%	97.53%
SC025	HA CONWAY	283	306	0	92.48%	92.48%
SC026	HA BEAUFORT	448	484	12	92.56%	94.92%
SC027	HA FLORENCE	540	615	9	87.80%	89.11%
SC029	HA HARTSVILLE	204	210	0	97.14%	97.14%
SC030	HA GREENWOOD	583	587	0	99.32%	99.32%
SC031	HA CHERAW	75	90	0	83.33%	83.33%
SC032	HA LANCASTER	214	247	0	86.64%	86.64%

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SC033	HA MULLINS	57	60	0	95.00%	95.00%
SC034	HOUSING AUTHORITY OF MYRTLE BE	476	498	0	95.58%	95.58%
SC035	HA NEWBERRY	227	235	0	96.60%	96.60%
SC036	HA FORT MILL	155	154	0	100.65%	100.65%
SC037	HA ANDERSON	329	380	0	86.58%	86.58%
SC046	HA YORK	213	233	0	91.42%	91.42%
SC056	CHARLESTON COUNTY HOUS REDVEL	845	967	0	87.38%	87.38%
SC057	HA NORTH CHARLESTON	1,319	1,273	0	103.61%	103.61%
SC911	S C STATE HOUSING FINANCE & DE	2,901	3,188	132	91.00%	94.93%
SD010	LENNOX	26	28	0	92.86%	92.86%
SD011	MADISON	55	79	0	69.62%	69.62%
SD014	MITCHELL	97	112	0	86.61%	86.61%
SD016	SIOUX FALLS	1,156	1,491	0	77.53%	77.53%
SD018	LAKE ANDES	4	13	0	30.77%	30.77%
SD026	REDFIELD	66	67	0	98.51%	98.51%
SD028	CLARK	22	28	0	78.57%	78.57%
SD034	ABERDEEN	329	422	24	77.96%	82.66%
SD035	PIERRE	150	164	0	91.46%	91.46%
SD036	HURON	169	198	0	85.35%	85.35%
SD037	MILBANK	45	64	0	70.31%	70.31%
SD038	MILLER	15	16	0	93.75%	93.75%
SD039	CANTON	47	61	0	77.05%	77.05%
SD040	WEBSTER	22	22	0	100.00%	100.00%
SD043	WATERTOWN	176	287	0	61.32%	61.32%
SD045	PENNINGTON COUNTY	970	982	75	98.78%	106.95%
SD047	MEADE COUNTY	163	207	0	78.74%	78.74%
SD048	LAWRENCE COUNTY	211	262	0	80.53%	80.53%
SD055	VERMILLION	218	233	0	93.56%	93.56%
SD056	BROOKINGS	205	208	0	98.56%	98.56%
SD059	BUTTE COUNTY HOUSING AUTH	3	20	20	15.00%	#DIV/0!
TN001	HA MEMPHIS	3,542	4,756	310	74.47%	79.67%
TN002	HA JOHNSON CITY	269	457	0	58.86%	58.86%
TN003	KNOXVILLE COMMUNITY DEVEL CORP	1,768	1,910	100	92.57%	97.68%
TN004	CHATTANOOGA H/A	1,345	2,415	819	55.69%	84.27%
TN005	METROPOLITAN DEVELOPMNT & HSG	3,513	4,059	271	86.55%	92.74%
TN006	KINGSPORT HOUSING AND REDEVELO	712	747	0	95.31%	95.31%
TN007	HA JACKSON	621	878	138	70.73%	83.92%
TN011	HA PULASKI	105	102	0	102.94%	102.94%
TN012	HA LAFOLLETTE	296	322	0	91.93%	91.93%
TN013	HA BROWNSVILLE	153	169	0	90.53%	90.53%
TN016	HA SWEETWATER	54	58	0	93.10%	93.10%
TN020	HA MURFREESBORO	504	573	0	87.96%	87.96%
TN024	HA TULLAHOMA	97	116	0	83.62%	83.62%
TN026	HA ETOWAH	94	122	0	77.05%	77.05%
TN034	HA JELLICO	6	8	0	75.00%	75.00%
TN038	HA MORRISTOWN	315	355	0	88.73%	88.73%
TN042	HA CROSSVILLE	193	284	12	67.96%	70.96%
TN054	HA CLEVELAND	192	208	0	92.31%	92.31%
TN062	HA DAYTON	277	354	0	78.25%	78.25%
TN065	HA MARYVILLE	271	304	0	89.14%	89.14%
TN068	HA SMITHVILLE	33	20	0	165.00%	165.00%
TN074	HA ERIN	30	45	0	66.67%	66.67%

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TN076	HSG DEV AGENCY ELIZABETHTON	153	201	0	76.12%	76.12%
TN079	HA DICKSON	581	584	0	99.49%	99.49%
TN088	HA OAK RIDGE	221	236	0	93.64%	93.64%
TN111	HA KNOX COUNTY	459	506	0	90.71%	90.71%
TN113	EAST TN HUMAN RESOURCE AGENCY	565	646	0	87.46%	87.46%
TN117	SE TN Human Resource Agency	160	227	0	70.48%	70.48%
TN901	TENNESSEE HOUSING DEV AGENCY	152	163	0	93.25%	93.25%
TN903	TENNESSEE HOUSING DEV AGENCY	4,462	5,425	0	82.25%	82.25%
TX001	AUSTIN HOUSING AUTHORITY	2,187	2,903	809	75.34%	104.44%
TX003	EL PASO	3,226	3,526	39	91.49%	92.52%
TX004	FORT WORTH	3,136	3,486	133	89.96%	93.53%
TX005	HOUSTON HOUSING AUTHORITY	10,813	12,461	924	86.77%	93.72%
TX006	SAN ANTONIO HOUSING AUTHORITY	10,131	9,703	290	104.41%	107.63%
TX007	BROWNSVILLE HSG AUTHORITY	1,406	1,444	100	97.37%	104.61%
TX008	CORPUS CHRISTI HOUSING AUTHORI	712	847	0	84.06%	84.06%
TX009	DALLAS	9,727	12,811	891	75.93%	81.60%
TX010	WACO	1,409	1,591	72	88.56%	92.76%
TX011	LAREDO HOUSING AUTHORITY	951	1,007	0	94.44%	94.44%
TX012	BAYTOWN HOUSING AUTHORITY	593	607	68	97.69%	110.02%
TX016	DEL RIO HOUSING AUTHORITY	515	605	0	85.12%	85.12%
TX017	GALVESTON HOUSING AUTHORITY	941	993	0	94.76%	94.76%
TX018	LUBBOCK	746	852	62	87.56%	94.43%
TX019	EAGLE PASS HOUSING AUTHORITY	436	435	0	100.23%	100.23%
TX021	BROWNWOOD	478	481	0	99.38%	99.38%
TX025	SAN BENITO HSG AUTHORITY	224	244	0	91.80%	91.80%
TX028	MC ALLEN HOUSING AUTHORITY	840	884	5	95.02%	95.56%
TX029	MERCEDES HOUSING AUTHORITY	212	260	0	81.54%	81.54%
TX031	TAYLOR HSG AUTHORITY	66	78	0	84.62%	84.62%
TX034	PORT ARTHUR	1,190	1,465	200	81.23%	94.07%
TX035	BAY CITY HOUSING AUTHORITY	236	247	0	95.55%	95.55%
TX037	ORANGE	636	755	0	84.24%	84.24%
TX039	BRECKENRIDGE	83	95	0	87.37%	87.37%
TX044	JEFFERSON	27	60	0	45.00%	45.00%
TX046	MISSION HA	490	676	0	72.49%	72.49%
TX048	PARIS	188	251	95	74.90%	120.51%
TX049	PITTSBURG	20	45	20	44.44%	80.00%
TX050	HENDERSON	48	67	0	71.64%	71.64%
TX051	WESLACO HOUSING AUTHORITY	321	328	0	97.87%	97.87%
TX059	CENTER	21	25	0	84.00%	84.00%
TX062	EDINBURG HOUSING AUTHORITY	806	789	0	102.15%	102.15%
TX063	HEARNE HOUSING AUTHORITY	45	154	0	29.22%	29.22%
TX064	ALAMO HOUSING AUTHORITY	57	70	0	81.43%	81.43%
TX065	HARLINGEN HSG AUTHORITY	507	532	0	95.30%	95.30%
TX071	GILMER	39	44	0	88.64%	88.64%
TX072	GAINESVILLE	272	415	0	65.54%	65.54%
TX073	PHARR HOUSING AUTHORITY	541	502	0	107.77%	107.77%
TX075	QUANAH	95	110	0	86.36%	86.36%
TX079	KILLEEN	66	80	0	82.50%	82.50%
TX081	GONZALES HOUSING AUTHORTIY	33	42	0	78.57%	78.57%
TX085	VICTORIA HOUSING AUTHORITY	327	347	0	94.24%	94.24%
TX087	SAN MARCOS HOUSING AUTHORITY	162	206	0	78.64%	78.64%
TX095	ROCKWALL	35	36	0	97.22%	97.22%

HA Num	HA Name	Leased Units	Contracted Units	Special Purpose Units	Utilization	utilization excl spec purp.
TX096	EDNA HOUSING AUTHORITY	125	132	0	94.70%	94.70%
TX105	CRYSTAL CITY HSG AUTHORITY	155	215	0	72.09%	72.09%
TX113	ORANGE COUNTY	137	172	0	79.65%	79.65%
TX114	KINGSVILLE HSG. AUTHORITY	425	472	0	90.04%	90.04%
TX128	PLANO	520	558	0	93.19%	93.19%
TX134	CAMERON	128	141	0	90.78%	90.78%
TX137	DEKALB	57	66	0	86.36%	86.36%
TX147	KENEDY HOUSING AUTHORITY	32	34	0	94.12%	94.12%
TX152	BEEVILLE HOUSING AUTHORITY	172	226	62	76.11%	104.88%
TX163	ROBSTOWN HOUSING AUTHORITY	168	177	0	94.92%	94.92%
TX164	MATHIS HOUSING AUTHORITY	89	92	0	96.74%	96.74%
TX167	STAMFORD	47	47	0	100.00%	100.00%
TX173	PORT ISABEL HOUSING AUTHORITY	23	21	0	109.52%	109.52%
TX174	SINTON HOUSING AUTHORITY	61	61	0	100.00%	100.00%
TX175	NIXON HOUSING AUTHORITY	12	13	0	92.31%	92.31%
TX177	HSG AUTH CITY OF DONNA	221	221	0	100.00%	100.00%
TX178	ALICE HOUSING AUTHORITY	120	154	0	77.92%	77.92%
TX183	TULIA	51	54	0	94.44%	94.44%
TX189	FLOYDADA	63	120	0	52.50%	52.50%
TX193	FLORESVILLE HSG AUTHORITY	31	32	0	96.88%	96.88%
TX197	BAIRD	50	85	0	58.82%	58.82%
TX201	FALFURRIAS HOUSING AUTHORITY	153	182	0	84.07%	84.07%
TX202	EDCOUCH HOUSING AUTHORITY	49	54	0	90.74%	90.74%
TX206	LOS FRESNOS HSG AUTHORITY	73	82	0	89.02%	89.02%
TX208	PLEASANTON HOUSING AUTHORITY	92	108	0	85.19%	85.19%
TX209	MALAKOFF	49	100	0	49.00%	49.00%
TX210	DEVINE HOUSING AUTHORITY	46	50	0	92.00%	92.00%
TX217	WILLS POINT	31	40	0	77.50%	77.50%
TX219	GROESBECK	36	45	0	80.00%	80.00%
TX224	ELSA HOUSING AUTHORITY/LA HACI	109	111	0	98.20%	98.20%
TX236	POTEET HOUSING AUTHORITY	20	24	0	83.33%	83.33%
TX242	EDGEWOOD	27	34	0	79.41%	79.41%
TX248	POTH HOUSING AUTHORITY	10	14	0	71.43%	71.43%
TX251	BRADY	81	93	0	87.10%	87.10%
TX257	SLATON	51	59	0	86.44%	86.44%
TX259	BASTROP HOUSING AUTHORITY	21	22	0	95.45%	95.45%
TX263	HSG AUTH CITY OF MARBLE FALLS	75	77	0	97.40%	97.40%
TX264	GEORGETOWN HOUSING AUTHORITY	80	84	0	95.24%	95.24%
TX266	SMITHVILLE HOUSING AUTHORITY	35	45	0	77.78%	77.78%
TX284	ALPINE	120	123	0	97.56%	97.56%
TX291	GRAPEVINE	74	81	0	91.36%	91.36%
TX294	LA FERIA	10	10	0	100.00%	100.00%
TX298	MINERAL WELLS	219	258	0	84.88%	84.88%
TX300	CARRIZO SPRINGS HSG AUTHORITY	124	149	0	83.22%	83.22%
TX302	GREGORY HSG AUTHORITY	13	20	0	65.00%	65.00%
TX303	SEGUIN HOUSING AUTHORITY	206	286	0	72.03%	72.03%
TX309	CUERO HOUSING AUTHORITY	54	69	17	78.26%	103.85%
TX313	ARANSAS PASS HOUSING AUTHORITY	127	171	0	74.27%	74.27%
TX318	MARFA	17	19	0	89.47%	89.47%
TX322	ROUND ROCK HOUSING AUTHORITY	57	61	0	93.44%	93.44%
TX326	YOAKUM HOUSING AUTHORITY	12	16	0	75.00%	75.00%
TX327	ABILENE	568	631	30	90.02%	94.51%

HA Num	HA Name	Leased Units	Contracted Units	Special Purpose Units	Utilization	Utilization excl spec purp.
TX332	PEARSALL HOUSING AUTHORITY	104	118	0	88.14%	88.14%
TX335	COTULLA HOUSING AUTHORITY	49	47	0	104.26%	104.26%
TX341	TATUM	51	63	0	80.95%	80.95%
TX343	NEW BRAUNFELS HOUSING AUTHORIT	274	292	0	93.84%	93.84%
TX349	WEATHERFORD	501	517	10	96.91%	98.82%
TX350	SCHERTZ HOUSING AUTHORITY	124	148	0	83.78%	83.78%
TX352	LIVINGSTON	59	61	0	96.72%	96.72%
TX367	KYLE HOUSING AUTHORITY	9	10	0	90.00%	90.00%
TX376	DUVAL COUNTY HSG AUTHORITY	107	117	0	91.45%	91.45%
TX377	ELGIN HOUSING AUTHORITY	70	85	0	82.35%	82.35%
TX378	PALACIOS HOUSING AUTHORITY	46	57	0	80.70%	80.70%
TX381	LA GRANGE HOUSING AUTHORITY	45	91	0	49.45%	49.45%
TX391	KERMIT	56	62	0	90.32%	90.32%
TX392	DENTON	940	1,241	133	75.75%	84.84%
TX395	PORT LAVACA HOUSING AUTHORITY	68	83	0	81.93%	81.93%
TX396	STARR COUNTY HSG AUTHORITY	126	144	0	87.50%	87.50%
TX397	DILLEY HOUSING AUTHORITY	31	34	0	91.18%	91.18%
TX408	MONAHANS	40	44	0	90.91%	90.91%
TX421	UVALDE HOUSING AUTHORITY	188	217	0	86.64%	86.64%
TX431	TARRANT COUNTY	1,264	1,644	100	76.89%	81.87%
TX432	EL PASO COUNTY.	104	114	0	91.23%	91.23%
TX433	ARLINGTON	2,442	2,308	0	105.81%	105.81%
TX434	GRAND PRAIRIE	1,375	1,543	211	89.11%	103.23%
TX435	GARLAND	1,019	1,112	191	91.64%	110.64%
TX436	MESQUITE	777	1,255	55	61.91%	64.75%
TX437	LANCASTER	441	491	66	89.82%	103.76%
TX439	ANTHONY	315	343	50	91.84%	107.51%
TX440	PASADENA (CITY OF)	857	940	0	91.17%	91.17%
TX441	HARRIS COUNTY HSG AUTHORITY	1,372	1,422	105	96.48%	104.18%
TX444	BOERNE HOUSING AUTHORITY	63	101	0	62.38%	62.38%
TX445	HIDALGO HOUSING AUTHORITY	65	67	0	97.01%	97.01%
TX446	LA VILLA HOUSING AUTHORITY	32	31	0	103.23%	103.23%
TX447	SAN JUAN HOUSING AUTHORITY	141	151	0	93.38%	93.38%
TX448	LA JOYA HOUSING AUTHORITY	116	128	0	90.63%	90.63%
TX449	ROMA HOUSING AUTHORITY	99	104	0	95.19%	95.19%
TX451	ASHERTON HOUSING AUTHORITY	29	32	0	90.63%	90.63%
TX452	BEXAR COUNTY HSG AUTHORITY	1,084	1,328	4	81.63%	81.87%
TX454	WILLACY COUNTY HSG AUTHORITY	52	57	0	91.23%	91.23%
TX455	ODESSA	857	876	0	97.83%	97.83%
TX456	TYLER	817	852	25	95.89%	98.79%
TX458	GRAYSON COUNTY	299	302	0	99.01%	99.01%
TX459	LONGVIEW	550	589	0	93.38%	93.38%
TX461	WALKER COUNTY HOUSING AUTHORIT	244	251	0	97.21%	97.21%
TX469	NAVASOTA HOUSING AUTHORITY	40	51	0	78.43%	78.43%
TX470	SAN ANGELO	520	571	0	91.07%	91.07%
TX472	AMARILLO	1,059	1,224	256	86.52%	109.40%
TX476	HILL COUNTY	230	255	0	90.20%	90.20%
TX479	CORSICANA	153	313	125	48.88%	81.38%
TX480	TRAVIS COUNTY HOUSING AUTHORIT	397	489	41	81.19%	88.62%
TX481	PANHANDLE COMMUNITY SERVICES	1,771	1,839	160	96.30%	105.48%
TX482	CENTRAL TEXAS COG	2,332	2,247	0	103.78%	103.78%
TX483	ROSENBERG HOUSING AUTHORITY	207	290	136	71.38%	134.42%

HA Num	HA Name	Leased Units	Contracted Units	Special Purpose Units	Utilization	Utilization excl spec purp
TX485	BIG SPRING	344	366	0	93.99%	93.99%
TX486	NACOGDOCHES	341	419	50	81.38%	92.41%
TX487	PANOLA COUNTY	192	217	32	88.48%	103.78%
TX488	ANDERSON COUNTY	324	483	0	67.08%	67.08%
TX489	MC KINNEY	262	276	0	94.93%	94.93%
TX493	TERRELL	425	458	0	92.79%	92.79%
TX495	CLEBURNE	297	355	0	83.66%	83.66%
TX497	HIDALGO COUNTY HOUSING AUTHORI	321	577	150	55.63%	75.18%
TX498	WICHITA FALLS HAP	697	710	0	98.17%	98.17%
TX499	ARK-TEX COG	1,093	1,591	125	68.70%	74.56%
TX500	FORT STOCKTON	76	83	0	91.57%	91.57%
TX501	NACOGDOCHES COUNTY	196	235	0	83.40%	83.40%
TX502	BURKBURNETT	11	16	0	68.75%	68.75%
TX507	ZAPATA COUNTY HA	107	118	0	90.68%	90.68%
TX509	CAMERON COUNTY HSG AUTHORITY	708	772	35	91.71%	96.07%
TX511	JIM HOGG COUNTY HA	52	75	0	69.33%	69.33%
TX512	DET COG	873	1,188	300	73.48%	98.31%
TX514	SOUTH PLAINS	394	409	9	96.33%	98.50%
TX516	JACKSONVILLE	135	143	0	94.41%	94.41%
TX517	COMMERCE	119	140	0	85.00%	85.00%
TX519	ATHENS	185	199	0	92.96%	92.96%
TX522	GREENVILLE	388	401	0	96.76%	96.76%
TX523	ELECTRA	13	12	0	108.33%	108.33%
TX526	BRAZOS VALLEY DEVELOPMENT COUN	1,608	1,832	51	87.77%	90.29%
TX528	TROUP	32	39	0	82.05%	82.05%
TX529	CALLAHAN COUNTY	26	205	0	12.68%	12.68%
TX533	BALCH SPRINGS	38	40	0	95.00%	95.00%
TX534	MIDLAND COUNTY	261	339	30	76.99%	84.47%
TX537	HALE COUNTY	427	380	0	112.37%	112.37%
TX540	BRENHAM (CITY OF)	55	82	0	67.07%	67.07%
TX542	TEXOMA COG	449	615	150	73.01%	96.56%
TX552	LOCKNEY	18	20	0	90.00%	90.00%
TX556	ODEM HOUSING AUTHORITY	39	48	0	81.25%	81.25%
TX559	DALLAS COUNTY	1,867	2,679	450	69.69%	83.76%
TX560	MONTGOMERY COUNTY HA	138	200	27	69.00%	79.77%
TX561	CROCKETT COUNTY	12	11	0	109.09%	109.09%
TX563	SONORA	15	23	0	65.22%	65.22%
TX564	ALAMO AREA COUNCIL OF GOVERNME	90	98	0	91.84%	91.84%
TX578	WEST CENTRAL COG	114	137	0	83.21%	83.21%
TX901	TEXAS DEPT HSG & COMM AFFAIRS	545	608	46	89.64%	96.98%
TX902	TEXAS DEPT HSG & COMMUNITY AFF	257	281	0	91.46%	91.46%
TX903	TEXAS DEPT HSG & COMMUNITY AFF	1,102	1,216	120	90.63%	100.55%
UT002	OGDEN	712	759	0	93.81%	93.81%
UT003	SALT LAKE COUNTY	1,623	2,011	524	80.71%	109.15%
UT004	SALT LAKE CITY	1,269	1,545	258	82.14%	98.60%
UT006	BEAVER COUNTY	3	15	15	20.00%	#DIV/0!
UT007	PROVO CITY	588	813	50	72.32%	77.06%
UT009	DAVIS COUNTY	830	898	75	92.43%	100.85%
UT011	UTAH COUNTY	820	952	0	86.13%	86.13%
UT014	GRAND COUNTY	59	73	0	80.82%	80.82%
UT015	EMERY COUNTY	65	68	0	95.59%	95.59%
UT016	CARBON COUNTY	273	273	0	100.00%	100.00%

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UT020	TOOELE COUNTY	214	215	0	99.53%	99.53%
UT021	ST. GEORGE	178	238	80	74.79%	112.66%
UT022	WEBER COUNTY	81	123	0	65.85%	65.85%
UT025	WEST VALLEY CITY	404	470	20	85.96%	89.78%
UT026	LOGAN CITY	203	198	0	102.53%	102.53%
UT028	ROOSEVELT CITY	85	77	0	110.39%	110.39%
UT029	MYTON CITY	23	28	0	82.14%	82.14%
UT030	BEAR RIVER	23	26	0	88.46%	88.46%
UT031	CEDAR CITY	107	119	25	89.92%	113.83%
VA001	PORTSMOUTH REDEVELOPMENT & H/A	604	1,156	0	52.25%	52.25%
VA002	BRISTOL REDEVELOPMENT HA	240	254	0	94.49%	94.49%
VA003	NEWPORT NEWS REDEVELOPMENT & H	2,115	2,216	231	95.44%	106.55%
VA005	HOPEWELL REDEVELOPMENT & H/A	66	75	0	88.00%	88.00%
VA006	NORFOLK REDEVELOPMENT & H/A	1,829	2,568	150	71.22%	75.64%
VA007	RICHMOND REDEVELOPMENT & H/A	869	2,121	175	40.97%	44.66%
VA010	DANVILLE REDEVELOPMENT AND H/A	618	722	76	85.60%	95.67%
VA011	ROANOKE REDEVELOPMENT & H/A	1,149	1,280	176	89.77%	104.08%
VA012	CHESAPEAKE REDEVELOPMENT & H/A	995	1,368	350	72.73%	97.74%
VA013	LYNCHBURG REDEVELOPMENT & H/A	374	471	0	79.41%	79.41%
VA014	HARRISONBURG REDEVELOPMENT & H	348	380	0	91.58%	91.58%
VA015	NORTON REDEVELOPMENT & H/A	33	33	0	100.00%	100.00%
VA016	CHARLOTTESVILLE REDEVELOPMENT	183	219	10	83.56%	87.56%
VA017	HAMPTON REDEVELOPEMENT & HSG A	1,722	2,303	167	74.77%	80.62%
VA018	FRANKLIN REDEVELOPMENT & H/A	36	41	0	87.80%	87.80%
VA019	FAIRFAX CO RED AND HNG AUTHORI	2,448	2,752	88	88.95%	91.89%
VA020	PETERSBURG REDEVELOPMENT & H/A	165	172	0	95.93%	95.93%
VA022	WAYNESBORO REDEVELOPMENT & H/A	291	331	10	87.92%	90.65%
VA024	WISE COUNTY REDEVELOPMENT & H/	372	471	0	78.98%	78.98%
VA025	SUFFOLK REDEVELOPMENT & H/A	440	601	25	73.21%	76.39%
VA028	ARLINGTON CO DEPT OF HUMAN SER	921	1,155	0	79.74%	79.74%
VA029	CUMBERLAND PLATEAU REGIONAL H/	405	386	0	104.92%	104.92%
VA031	SCOTT COUNTY REDEVELOPMENT & H	72	91	0	79.12%	79.12%
VA032	ABINGDON REDEVELOPMENT HSG. AU	99	97	0	102.06%	102.06%
VA034	LEE COUNTY HOUSING AUTHORITY	318	390	0	81.54%	81.54%
VA035	LOUDOUN COUNTY HSG SERVICES	2	5	0	40.00%	40.00%
VA036	COUNTY OF ALBEMARLE/DEPT.OF FI	72	131	50	54.96%	88.89%
VA037	COVINGTON REDEV & HSG AUTHORIT	55	58	0	94.83%	94.83%
VA039	CITY OF VIRGINIA BEACH	385	679	125	56.70%	69.49%
VA880	PIEDMONT HOUSING ALLIANCE	0	75	75	0.00%	#DIV/0!
VA901	VIRGINIA HSG DEVELOPMENT AUTH	10,748	9,866	1,137	108.94%	123.13%
VA902	VIRGINIA HSG DEVELOPMENT AUTH	1,935	2,141	223	90.38%	100.89%
VT001	BURLINGTON HOUSING AUTHORITY	1,086	1,267	300	85.71%	112.31%
VT002	BRATTLEBORO HOUSING AUTHORITY	120	187	75	64.17%	107.14%
VT003	RUTLAND HOUSING AUTHORITY	49	50	0	98.00%	98.00%
VT004	SPRINGFIELD HOUSING AUTHORITY	60	61	0	98.36%	98.36%
VT005	BARRE HOUSING AUTHORITY	123	132	0	93.18%	93.18%
VT006	WINOOSKI HOUSING AUTHORITY	235	272	0	86.40%	86.40%
VT008	MONTPELIER HOUSING AUTHORITY	98	104	0	94.23%	94.23%
VT009	BENNINGTON HOUSING AUTHORITY	170	188	0	90.43%	90.43%
VT010	HARTFORD HOUSING AUTHORITY	44	43	0	102.33%	102.33%
VT011	ST ALBANS HSG AUTHORITY	58	75	0	77.33%	77.33%
VT901	VERMONT STATE HOUSING AUTHORIT	2,828	3,181	275	88.90%	97.32%

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WA002	HA COUNTY OF KING	3,276	4,173	1,008	78.50%	103.51%
WA003	HA CITY OF BREMERTON	985	943	20	104.45%	106.72%
WA004	HA COUNTY OF CLALLAM	186	209	0	89.00%	89.00%
WA005	HA CITY OF TACOMA	1,772	2,605	161	68.02%	72.50%
WA006	HA CITY OF EVERETT	1,271	1,840	620	69.08%	104.18%
WA007	HA CITY OF LONGVIEW	788	798	0	98.75%	98.75%
WA011	HA CITY OF RENTON	205	214	0	95.79%	95.79%
WA012	HA CITY OF KENNEWICK	507	542	0	93.54%	93.54%
WA014	HA OF GRANT COUNTY	298	237	0	125.74%	125.74%
WA017	HA OF ASOTIN COUNTY	188	188	0	100.00%	100.00%
WA018	HA OF GRAYS HARBOR COUNTY	174	178	0	97.75%	97.75%
WA019	HA CITY OF KALAMA	20	27	0	74.07%	74.07%
WA020	HA CITY OF KELSO	204	205	0	99.51%	99.51%
WA021	HA CITY OF PASCO & FRANKLIN CO	210	213	0	98.59%	98.59%
WA024	HA OF ISLAND COUNTY	223	259	53	86.10%	108.25%
WA025	BELLINGHAM HA	924	1,483	530	62.31%	96.96%
WA036	KITSAP COUNTY CONSOLIDATED HA	304	308	20	98.70%	105.56%
WA039	HA OF SNOHOMISH COUNTY	1,698	2,355	734	72.10%	104.75%
WA042	HA CITY OF YAKIMA	490	573	0	85.51%	85.51%
WA049	HA OF THURSTON COUNTY	841	1,163	384	72.31%	107.96%
WA055	HA CITY OF SPOKANE	2,487	3,395	903	73.25%	99.80%
WA059	MASON COUNTY HA	204	317	0	64.35%	64.35%
WA061	HA OF SKAGIT COUNTY	382	609	200	62.73%	93.40%
WA064	WENATCHEE HA	394	449	0	87.75%	87.75%
WA068	HA OF JEFFERSON COUNTY	121	146	0	82.88%	82.88%
WA071	OKANOGAN COUNTY HA	125	132	0	94.70%	94.70%
WI001	HOUSING AUTH.CITY OF SUPERIOR	133	169	0	78.70%	78.70%
WI002	HA OF THE CITY OF MILWAUKEE	4,550	5,640	0	80.67%	80.67%
WI003	MADISON CDA	935	1,238	0	75.53%	75.53%
WI006	HA OF THE CITY OF LACROSSE	134	144	0	93.06%	93.06%
WI011	MARSHFIELD HA	56	95	0	58.95%	58.95%
WI019	AMERY HA	40	40	0	100.00%	100.00%
WI031	WAUSAU CDA	324	337	0	96.14%	96.14%
WI037	STEVENS POINT HA	12	14	0	85.71%	85.71%
WI038	FOND DU LAC HOUSING AUTHORITY	374	405	0	92.35%	92.35%
WI039	WITTENBERG HOUSING AUTHORITY	18	20	0	90.00%	90.00%
WI043	KAUKAUNA HA	64	75	0	85.33%	85.33%
WI045	SHAWANO CITY HA	34	48	0	70.83%	70.83%
WI047	SHEBOYGAN HA	165	186	0	88.71%	88.71%
WI048	NEW LONDON HA	90	97	0	92.78%	92.78%
WI050	RICE LAKE HA	89	93	0	95.70%	95.70%
WI060	RIVER FALLS HA	45	69	0	65.22%	65.22%
WI064	BELOIT CDA	554	598	0	92.64%	92.64%
WI068	WISCONSIN RAPIDS HA	214	233	0	91.85%	91.85%
WI069	MAUSTON HA	101	113	0	89.38%	89.38%
WI070	RHINELANDER HOUSING AUTHORITY	124	141	0	87.94%	87.94%
WI074	GREEN BAY HOUSING AUTHORITY	132	187	48	70.59%	94.96%
WI083	WEST BEND HOUSING AUTHORITY	70	77	0	90.91%	90.91%
WI085	ANTIGO HA	99	100	0	99.00%	99.00%
WI091	DODGEVILLE HA	61	66	0	92.42%	92.42%
WI096	TOMAH HOUSING AUTHORITY	7	14	0	50.00%	50.00%
WI113	OSHKOSH HA	50	66	16	75.76%	100.00%

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WI127	WASHBURN HA	57	73	0	78.08%	78.08%
WI131	ASHLAND HA	34	40	0	85.00%	85.00%
WI142	WAUKESHA HOUSING AUTHORITY	536	660	20	81.21%	83.75%
WI146	HARTFORD CDA	133	140	0	95.00%	95.00%
WI160	DUNN COUNTY HA	65	71	2	91.55%	94.20%
WI166	TREMPEALEAU CO HA	181	222	0	81.53%	81.53%
WI183	RACINE COUNTY HA	1,069	1,349	0	79.24%	79.24%
WI186	BROWN COUNTY HA	2,308	2,889	0	79.89%	79.89%
WI193	EAU CLAIRE COUNTY HA	171	180	0	95.00%	95.00%
WI195	KENOSHA HOUSING AUTHORITY	765	1,107	200	69.11%	84.34%
WI201	WEST ALLIS CDA	457	457	0	100.00%	100.00%
WI203	EVANSVILLE HA	78	79	0	98.73%	98.73%
WI204	SAUK COUNTY HOUSING AUTHORITY	284	298	0	95.30%	95.30%
WI205	MONROE COUNTY HA	98	132	0	74.24%	74.24%
WI206	DOOR COUNTY HOUSING AUTHORITY	159	185	0	85.95%	85.95%
WI208	PLATTEVILLE HOUSING AUTHORITY	95	96	0	98.96%	98.96%
WI213	OSHKOSH/WINNEBAGO COUNTY HA	276	258	0	106.98%	106.98%
WI214	DANE COUNTY HOUSING AUTHORITY	748	959	0	78.00%	78.00%
WI217	APPLETON HA	425	547	0	77.70%	77.70%
WI218	MILWAUKEE CO HA	1,361	1,942	0	70.08%	70.08%
WI219	JANESVILLE CDA	390	450	0	86.67%	86.67%
WI221	LAFAYETTE CO. HSG AUTH	48	52	0	92.31%	92.31%
WI222	SAWYER COUNTY HA	151	197	0	76.65%	76.65%
WI230	CRAWFORD COUNTY HSG AUTH	25	25	0	100.00%	100.00%
WI231	ASHLAND COUNTY HA	45	54	0	83.33%	83.33%
WI233	DODGE COUNTY HA	71	112	0	63.39%	63.39%
WI241	MARINETTE CO HA	120	154	0	77.92%	77.92%
WI242	BURNETT CTY HA	10	33	0	30.30%	30.30%
WI244	WALWORTH COUNTY HA	391	410	0	95.37%	95.37%
WI245	BARRON COUNTY HA	123	140	0	87.86%	87.86%
WI246	FOND DU LAC COUNTY HA	19	25	0	76.00%	76.00%
WI248	CHIPPEWA CO. HOUSING AUTHORITY	335	309	0	108.41%	108.41%
WI256	RICHLAND COUNTY HA	218	217	0	100.46%	100.46%
WI259	CITY OF NEW BERLIN HA	57	70	0	81.43%	81.43%
WI261	WAUKESHA COUNTY HA	247	364	75	67.86%	85.47%
WI262	OCONTO COUNTY HA	47	53	0	88.68%	88.68%
WI901	WISCONSIN HOUSING & ECONOMIC	906	945	0	95.87%	95.87%
WV001	CHARLESTON HOUSING AUTHORITY	1,236	1,379	260	89.63%	110.46%
WV002	MORGANTOWN HOUSING AUTHORITY	229	241	39	95.02%	113.37%
WV003	WHEELING HOUSING AUTHORITY	209	261	0	80.08%	80.08%
WV004	HUNTINGTON WV HSG AUTH	807	1,035	0	77.97%	77.97%
WV005	PARKERSBURG HOUSING AUTHORITY	966	1,356	233	71.24%	86.02%
WV009	THE CITY OF FAIRMONT HSG AUTH	694	738	19	94.04%	96.52%
WV010	HSG AUTH OF THE CITY OF KEYSER	203	202	4	100.50%	102.53%
WV013	BUCKHANNON HOUSING AUTHORITY	72	82	0	87.80%	87.80%
WV014	BENWOOD HOUSING AUTHORITY	47	57	0	82.46%	82.46%
WV015	HA OF THE CITY OF BECKLEY	306	338	0	90.53%	90.53%
WV016	WEIRTON HOUSING AUTHORITY	426	485	0	87.84%	87.84%
WV017	POINT PLEASANT HA	115	130	0	88.46%	88.46%
WV018	HA OF THE CITY OF BLUEFIELD	328	355	0	92.39%	92.39%
WV024	DUNBAR HOUSING AUTHORITY	45	52	0	86.54%	86.54%
WV027	CLARKSBURG HOUSING AUTHORITY	217	256	0	84.77%	84.77%

HA Num	HA Name	Leased Units	Contracted Units	Special Purpose Units	Utilization	utilization w/o spec purp
WV034	GRANT COUNTY HOUSING AUTHORITY	42	46	0	91.30%	91.30%
WV035	JACKSON HOUSING AUTHORITY	504	897	0	56.19%	56.19%
WV036	KANAWHA COUNTY HA	851	959	0	88.74%	88.74%
WV037	HA OF MINGO COUNTY	1,106	1,431	0	77.29%	77.29%
WV039	HA OF RALEIGH COUNTY	1,126	1,289	0	87.35%	87.35%
WV042	BOONE COUNTY HOUSING AUTHORITY	492	497	17	98.99%	102.50%
WV043	HARRISON COUNTY HA	313	337	0	92.88%	92.88%
WV045	RANDOLPH COUNTY HA	486	487	0	99.79%	99.79%
WV046	GREENBRIER CO HA	300	345	0	86.96%	86.96%
WY002	CHEYENNE	661	899	45	73.53%	77.40%
WY003	ROCK SPRINGS	21	25	0	84.00%	84.00%
WY004	CASPER	408	437	0	93.36%	93.36%
WY013	EVANSTON	72	86	0	83.72%	83.72%
WY901	WCDA	368	578	0	63.67%	63.67%

Voucher Success Rates Study

Q.5. In addition to voucher utilization, voucher success rates are important in understanding whether families are receiving the housing assistance they need. I understanding that HUD has contracted for a study on voucher success rates. Please provide information on when this study is expected to be complete, what phase the study is currently in, and any information that has been provided to HUD by the contractors about the findings of that study.

A.5. HUD has a contract with Abt Associates, Inc. to examine the voucher success rates at 48 public housing agencies (PHA's), and to determine a national success rate as well. The success rate is defined as the percentage of families that are provided vouchers and who, within the allotted time period, are able to lease a housing unit that meets all program requirements. The study also compares success rates according to the demographics of the voucher holders.

The study will be completed on August 10, 2001. Abt Associates has provided HUD with an initial draft report. The Department is in the process of reviewing this report at this time. The contractors have suggested that the national voucher success rate now appears to be between 65 and 75 percent.

FHA Multifamily Insurance Premiums

Q.6. Secretary Martinez, I want to applaud your recent decision to raise FHA multifamily loan limits. This will make the program useful in many more jurisdictions that have been shut out. Unfortunately, your proposal to raise FHA mortgage insurance premiums by 60 percent undercuts part of what you say you want to accomplish. The increased premium will, in fact, undercut the feasibility of some projects and lead to an increase in rents. In order to maintain these projects as affordable, the Government will have to provide subsidy that would likely end up costing far more than the premium increase.

Clearly, there is an alternative. My understanding is that, taken as a whole, the programs within the FHA's General Insurance and Special Risk Insurance programs make money for the Federal Government. If these programs were treated as one for budgetary purposes, we would not need any credit subsidy, and many more affordable units could be built. Would you be willing to work with us to get this change made to budgetary treatment of FHA?

A.6. I am glad that we agree FHA should be an effective and reliable source of housing development financing. Our proposal to raise the mortgage insurance premium is intended to avoid the type of disruption that has occurred in the last 2 years as subsidy funding was being depleted. We think the 30 basis point premium increase is a modest price to pay for this stability and the value of the Federal guarantee.

Your suggestion that we cross-subsidize risk categories in the General Insurance Fund as a means of eliminating the need for positive subsidy appropriations, unfortunately is contrary to the Federal Credit Reform Act of 1990 which was intended to increase annual budgetary control of credit activities. We believe our budgetary proposals address the financing needs for new apartment construction, without resorting to such a shift in budgetary policy.

We share your concern over the possibility of adversely affecting residents, but since rents in these developments are market rate, there should be minimal if any impact. The mortgage insurance premium is just one rather minor cost element that developers will have to include in their project plan and feasibility analysis.

FHA Credit Subsidy Supplemental

Q.7. Last year, Congress appropriated an additional $40 million in multifamily credit subsidy. My understanding is that there are a number of obstacles to having those funds released. If those obstacles are legislative, will you commit to working with us to quickly eliminate those obstacles?

A.7. Yes. The Department agrees that $40 million is needed and has proposed that this sum be appropriated along with the immediate implementation of the annual premium change. These two actions will permit our multifamily mortgage insurance programs to continue for the balance of this fiscal year without further interruption. The supplemental enacted last year requires an emergency designation which waives budgetary controls with respect to this spending. We do not feel this is appropriate and will be unnecessary with action on our new proposal.

Rural Housing and Economic Development

Q.8. One recently created program at HUD has been dedicated to serving the capacity needs of rural areas—the Rural Housing and Economic Development Program. This important program, sponsored by Senator Bond, provides capacity building to rural local and State organizations in an environment where these groups are vital for the survival of rural housing. During the first year of funding in 1999, 749 applicants competed for only 91 grants. There was a similar competition in the second year. There is obviously an overwhelming demand for this program. The need for this program is highlighted in the Administration's fiscal year 2002 budget justifications, which says, "The previous rounds of funding recognize that rural communities face different socio-economic challenges than do cities. Many rural areas have been by-passed by employment, and low, stagnating wages. It is imperative that rural regions have greater access to community and economic development funds that would foster investment in economic opportunities.

If this program is imperative, what are the justifications for your proposal to cut the Rural Housing and Economic Development Program? Please provide information about how the specific needs addressed by this program will now be met.

A.8. The HUD Rural Housing and Economic Development Program provides competitive grants for capacity building and support, including seed money, for housing and economic development in rural areas. The Department of Agriculture already administers programs that are targeted specifically to rural revitalization. To include the Rural Housing and Economic Development Program in HUD's funding is a duplication of efforts by HUD and Agriculture and distracts HUD from its core mission.

RESPONSE TO WRITTEN QUESTION OF SENATOR SANTORUM FROM MEL MARTINEZ

Public Housing Authorities

Q.1. Secretary Martinez, the Quality Housing and Work Responsibility Act of 1998 enabled public housing authorities to leverage their capital funds. The Philadelphia Housing Authority is in the process of finalizing a bond issuance totaling between $125 to $175 million to meet affordable housing demands. Public housing authorities and the public finance community, including rating agencies, investors, and bond issuers, views these transactions as breaking new ground.

What effect if any, do you anticipate the proposed cuts to the Public Housing Capital Fund will have on innovative investment strategies, such as the Philadelphia Housing Authority's bond issuance, and the ability of public housing authorities to address the risk concerns of the public finance community regarding capital grant appropriation levels?

A.1. The Department has only approved two PHA's to utilize future capital appropriations to amortize a loan or bond issuance to date. However, the Department has had discussions involving four other PHA's contemplating such financing. Each approval was done on a case-by-case basis. The current policy thinking, not yet in any published format, such as a proposed regulation or HUD Notice, is that a PHA may not pledge more than 25 percent of its annual capital grant to amortize the bond or loan. That level of borrowing should serve two purposes: first, prevent a PHA from getting into financial trouble based on its borrowing and; second, provide a measure of accommodation for its total capital needs in other areas. Should the annual funding level go down, as would be the case in fiscal year 2002 over fiscal year 2001, there will still be more than sufficient funding to meet the annual debt payment and to fund other planned capital needs.

The Department has held several meetings with representatives of the public finance community, including major banks, bond rating firms and bond issuers, both before and after the fiscal year 2002 budget proposal, and has discussed issues and procedures the financial community would like to see implemented. At this time, the Department does not feel that the proposed budget level for the Capital Fund Program will have an impact on the investment strategies of the PHA's contemplating borrowing against future Capital Fund appropriations.

RESPONSE TO WRITTEN QUESTION OF SENATOR SHELBY FROM MEL MARTINEZ

FHA's Supplemental Appropriation

Q.1. Mr. Secretary, the Omnibus Appropriations bill that was passed last December contained a provision providing $40 million for the Federal Housing Administration's general and special risk program account for the cost of guaranteed loans contingent upon the funds being designated as emergency spending. Mr. Secretary, do you intend to pursue such a designation for these funds?

A.1. The supplemental enacted last year requires an emergency designation which waives budgetary controls with respect to this spending. We do not feel this is appropriate and will be unnecessary with action on our new proposal. Instead we have proposed the appropriation of a regular supplemental of $40 million, along with the immediate implementation of the new premium rate, will permit us to continue multifamily mortgage insurance activities without further disruption for the balance of this fiscal year.

RESPONSE TO WRITTEN QUESTIONS OF SENATOR REED FROM MEL MARTINEZ

Homelessness Coordination with HHS and VA

Q.1. Secretary Martinez, I have noted from your public statements your interest in homelessness, and particularly the importance of working with the Department of Health and Human Services. There is widespread agreement among people concerned with this issue that HHS needs to play a bigger role, particularly when addressing the needs of homeless people with disabilities for services such as behavioral health care. What are your plans for coordinating HUD's homelessness programs with relevant efforts at HHS? What are your plans for coordinating with other departments such as the Department of Veterans Affairs?

A.1. I am committed to refocusing HUD's homelessness efforts on providing housing. Since coming to HUD, I have learned that year in and year out, over half of HUD's homeless assistance funds have been awarded for supportive services. Of all homeless funds awarded last year, for instance, 43 percent were for housing while 53 percent went for supportive services—the remaining 4 percent of funds were for administration.

We have taken steps in this year's application to help address this housing/services imbalance. First, the application emphasizes, more than in past years, the importance of using mainstream programs to address the needs of homeless persons. Specifically, the application requires each community to describe its strategy to coordinate homeless assistance with each of the following mainstream assistance programs: Medicaid, State Child Health Insurance Program (SCHIP), TANF, Food Stamps, and service funding through the Mental Health Block Grant and Substance Abuse Block Grant Programs, Workforce Investment Act, and the Welfare-to-Work Grant Program. As stated in the application, the local strategy should, at a minimum, provide for the systematic identification and enrollment of homeless persons eligible for these programs. Second, this year's application incorporates the requirement contained in the 2001 Appropriation Act regarding the use of mainstream programs. As stated in the law and described in application materials, all applicants must certify that, if selected for funding, they will coordinate and integrate their individual homeless project with other mainstream health, social services and employment programs for which their homeless populations may be eligible. The certification cites each of the mainstream programs cited above.

There is clearly more that can and will be done to correct the imbalance of HUD funds going to services versus housing. Secretary Thompson of the Department of Health and Human Services and I recently met and discussed how we can better use available HHS mainstream programs to address the service needs of homeless persons, particularly for the chronically homeless, thus freeing up limited HUD's resources for providing more permanent housing. Our two Departments are now developing a plan of action and expect to announce a joint initiative in the coming weeks. We recognize that increased coordination with other Federal agencies, such as the Department of Veterans Affairs, is also needed. With the reestablishment of the Federal Interagency Council on the Homeless this year, which I strongly support, I foresee significant improvement in interagency efforts to address homelessness.

Permanent Housing for the Homeless

Q.2. As you know, for the past 3 years Congress has worked to keep the homelessness system focused on results, by, among other things, requiring that at least 30 percent of funding for HUD's homelessness programs be spent on permanent housing for people who are homeless. I note that this requirement is included in the Administration's budget request for fiscal year 2002. What is HUD doing to ensure that this requirement is met, and that more permanent housing is available for people who otherwise would remain homeless for long periods of time?

A.2. The annual Homeless Assistance competition is largely based upon local decisionmaking and local priority setting. Mindful of this policy, the Department included language in the 2001 NOFA that strongly encouraged Homeless Assistance to begin planning for new permanent housing projects, if they have not already, to be included as part of the 2001 and future competitions. In addition, as a powerful incentive in the 2001 funding round, the "permanent housing bonus" for eligible, new permanent housing projects placed in the number one priority slot, was doubled to up to $500,000. Almost $40 million in bonus funds were awarded to new permanent housing projects in the 2000 competition and this total is expected to more than double this year. Finally, by establishing a funding selection process that resulted in the replacement of over 300 nonpermanent housing projects—valued at approximately $100 million—with lower scoring permanent housing projects in the 2000 funding round, the Department sent the strongest possible message, and inducement, for applicants to submit permanent housing projects instead of nonpermanent housing projects going forward. By having taken such dramatic action in 2000, HUD has made clear its seriousness in emphasizing permanent housing. By the nature of the competition, applicants can be expected to submit many more new permanent housing projects than would otherwise have been the case due to HUD's forceful stand in implementing the 30 percent requirement in the 2000 funding round.

Preventing HOPE VI from Causing Homelessness

Q.3. HOPE VI has the beneficial aim of upgrading communities that have formerly been marred by badly functioning public housing developments. The concern has been expressed, however, that by reducing the number of deeply subsidized units a HOPE VI initiative can lead to increased homelessness. What is HUD doing to find out whether residents who are relocated from public housing as a result of HOPE VI later enter the homeless assistance system, and to prevent that result from occurring?

A.3. HUD is very concerned that all the residents of a HOPE VI development, including those who do not wish to return to the revitalized site, receive services that will assist them in becoming economically self-sufficient. In making sure that HOPE VI residents do not become homeless we are requiring the Public Housing Authority (PHA) to submit a relocation plan to HUD, and to track all of their HOPE VI residents.

One of the fundamental tenets of the HOPE VI program is the choice of housing. The relocation plan includes a section where a PHA details the choices of the residents—for example return to the site, receive a Section 8 voucher, or relocate to another public housing development—and lists the available resources that the PHA has, to accommodate those preferences. HUD works with each HOPE VI grantee to develop a comprehensive community and supportive services plan that has at its core a case management system. This system allows the PHA's staff to work with each family and helps provide an early warning, if a family is moving toward homelessness. HUD has also contracted with the Urban Institute to interview past—1993–1998—grantees, and present—1999–2000—HOPE VI residents, to determine how the relocation process is working. The Urban Institute will follow the present residents over the next 3 years.

RESPONSE TO WRITTEN QUESTIONS OF SENATOR SARBANES FROM STANLEY J. CZERWINSKI

Q.1. You discussed in your testimony how the cut of $700 million in the Public Housing Capital Fund will have the consequence of penalizing all public housing agencies. Can you explain how recapturing funds would work and why this would be a fairer system than cutting Capital Funds across the board?

A.1. HUD has informed us that, should they receive $700 million less than the fiscal year 2002 Capital Fund appropriation, they will not alter how they distribute Capital Funds. This has the effect of an across-the-board cut in funding for the Nation's public housing agencies. Currently, HUD uses a formula that allocates funds to public housing agencies based on the number of units, age of the housing stock, the Public Housing Assessment System (PHAS) score, estimated need, and prior grant amounts. This formula would be applied to the reduced appropriation and thus, each PHA would receive less funding than in fiscal year 2001 because the amount of the funding for all public housing agencies would be $700 million less. HUD states that unexpended balances in this program can cushion the cut. However, all public housing agencies do not have unexpended balances. As a result, public housing agencies that have spent funds efficiently may not have unexpended funds to cushion any fiscal year 2002 funding reduction.

Instead of cutting funding for all public housing agencies, HUD could identify those public housing agencies that have unexpended balances that are not being used to support current or on-going projects. HUD would then recapture the excess funding from those public housing agencies and redirect it to public housing agencies that have been efficiently spending their Capital Fund grants. This approach does not have the effect of penalizing all public housing agencies because some are carrying large unexpended balances.

However, as we testified, HUD lacks the detailed information to identify what project funds are no longer needed at the public housing Agency level.

Q.2. Data provided by HUD shows that most Capital Funds are expended within 4 years, the legal time frame. Given that capital programs spend out funds slowly across the board, has GAO identified the Capital Fund as having a problem with unexpended balances?

A.2. We have not specifically identified the Capital Fund as a problem, but it is certainly a program effected by HUD's management of its unexpended balances. In our testimony on HUD's fiscal year 2000 budget proposal, we stated that HUD had large overall unexpended balances and that these large balances could indicate inefficient utilization of funds. Accordingly, we recommended that HUD's Budget Office work with the program offices to identify programs with a history of large unexpended balances and the grantees that hold these balances—and the Capital Fund was one of those programs. Subsequently, HUD commissioned studies of programs with the largest unexpended balances to determine why they exist and how funds can be utilized more efficiently. In its April 2000 report to HUD on the Public Housing Capital Fund, Arthur Andersen reported that 93 percent of fiscal year 1996 funds were expended within 4 years of appropriation. The report did, however, identify ways that funds could be utilized more efficiently. The suggested improvements included changes to planning, financing, cost estimating, and contracting.

As part of our work reviewing HUD's fiscal year 2002 budget request we determined that the Capital Fund has about $13.4 billion in unexpended balances. Approximately $6 billion of unexpended balances are related to paying debt service on various types of bonds and securities used to build public housing years ago. This funding will be spent at about $500 to $700 million per year over a 20 year period and HUD has provided documentation of their need for these funds. Of the remaining $7 billion, we recognize that some of this unexpended funding may be recently appropriated and not yet obligated to housing agencies and some may be obligated by housing agencies, but not yet spent on long-term projects. However, HUD lacks the information needed to determine what portion of the remaining funds is available for recapture. As we stated above, HUD does not have needed information on unexpended balances at the public housing Agency project level that would allow ready determination of funds no longer needed and therefore available for recapture.

Q.3. I understand that you are conducting a review of Operation Safe Home. Can you provide us with information on the status of that review and any results.

A.3. We issued our report on Operation Safe Home in response to a request from Congressman Barney Frank on June 29, 2001. We were asked to report on: (1) the amount and source of Operation Safe Home funding and how it was spent; (2) the number of arrests and convictions resulting from Operation Safe Home investigations; (3) complaints lodged against OIG's special agents engaged in Operation Safe Home activities; and (4) the impact Operation Safe

Home activities could have on the OIG's independence to conduct audits and investigations of HUD's programs.

In summary, we reported that: (1) since fiscal year 1996, the Congress has earmarked $92.5 million to the HUD OIG to fund Operation Safe Home from HUD's the Public Housing Drug Elimination Program; (2) the HUD OIG cannot accurately determine the number of arrests and convictions that have resulted from Operation Safe Home activities because the data it maintains are unreliable; (3) OIG's officials told us that they were aware of seven complaints lodged against HUD OIG's special agents while engaged in Operation Safe Home activities from January 1997 through May 2001; and (4) the HUD OIG's independence to conduct audits and investigations of HUD's programs to reduce violent and drug-related crime in public and assisted housing is subject to question given its role in Operation Safe Home.

Q.4. What has your office found about the HUD Inspector General's Operation Safe Home and its ability to evaluate the program's effectiveness, monitor its benefits and outcomes, and account for its expenditures? How much of Operation Safe Home's funding is obligated or unexpended?

A.4. While we did not undertake an overall assessment of the benefits, outcomes, and effectiveness of Operation Safe Home, we did address both its ability to account for its expenditures, as well as how it collects, maintains, and reports investigative data. In both cases, we concluded that Operation Safe Home does not have the necessary information systems and management controls to ensure that the HUD OIG's managers can readily monitor the obligation and expenditure of funds and track the numbers of arrests and convictions.

In particular, while the OIG provided us overall information on the level of obligations and expenditures for task force activities, it could not readily identify how much money was allotted to and obligated and expended by individual task forces or readily provide detailed information on how the money was specifically spent. Thus it did not have a reliable mechanism for estimating its funding needs, allocating program resources, and determining how funds were spent.

In addition, the HUD OIG cannot accurately determine the number of arrests and convictions that have resulted from Operation Safe Home activities because the data it has maintained are unreliable. We found that the OIG lacked a single and reliable information system and instead used multiple data collection methods of questionable reliability. Moreover, the OIG could not provide documentation supporting summary data, including the number of arrests, contained in 12 semiannual reports to the Congress. In the absence of complete, consistent, accurate, and properly documented information, the OIG has not had the means to accurately report the results of its investigations and thus to provide the Congress with reliable and supportable information on what Operation Safe Home has accomplished.

Regarding your second question on obligations and expenditures, from fiscal year 1996 though 2000, the HUD Inspector General allotted $37.5 million the funds earmarked by Congress from the

Public Housing Drug Elimination Program to pay for Operation Safe Home task force activities and $35 million to pay for the salaries and expenses of special agents involved in Operation Safe Home activities. We found about $10 million of the $37.5 million allotted for task forces was not obligated. In addition, of the $27.5 million that had been obligated, about $8 million had not been expended by the end of fiscal year 2000. While these funds remain available to the OIG until expended, more than half of the unexpended funds were obligated in fiscal year 1999 or earlier. We plan to review these unexpended balances as part of our budget justification review of HUD's proposed 2002 budget. In contrast, the OIG expended all the funds it allotted for salaries and expenses and also used about $3.9 million of other OIG funds to supplement the Operation Safe Home salaries and expenses allotment.

I think it is important to note that the OIG has recognized weaknesses in its information systems and management controls and has begun to address the problems. HUD's proposed fiscal year 2002 budget request for Operation Safe Home was reduced from $20 million to $10 million, and OIG officials told us that Operation Safe Home's unobligated balances would finance task force activities through fiscal year 2002. In addition, the OIG is taking action to improve financial accountability, including developing an improved and more detailed method of tracking Operation Safe Home funds. The OIG has also implemented a new management information system designed—among other things—to improve the reliability of its arrest and conviction data. We believe that these and other actions planned by the OIG, once fully implemented, should improve accountability over task force activity funds and enhance the reliability of Operation Safe Home investigative data. Our report contains specific recommendations to the OIG to fully implement these corrective actions.

RESPONSE TO WRITTEN QUESTIONS OF SENATOR SARBANES FROM BARBARA SARD

Q.1. The Administration and many in Congress have voiced concern over the underutilization of vouchers.

A.1. The answer to both of these subquestions is "yes." First, I will explain what I believe are the key causes of and solutions to the problem of underutilization of vouchers. Then, I will provide specific suggestions of what HUD and Congress could do to ameliorate the problem.

Publicly available data from March 2001 indicate that approximately 88 percent of vouchers were in use that month—these data are posted on HUD's web site and are based on housing agencies' reports to HUD. Some of the unutilized vouchers are reserved for future uses such as the relocation of tenants from public housing that will be demolished. But a substantial portion of the unutilized vouchers reflect the inability of families to lease housing with vouchers they have received. Indeed, far more than 12 percent of families issued vouchers are probably unable to use them currently. Similar to airlines' practices of overbooking flights, housing agencies that predict that some families will not succeed in renting units over issue vouchers to achieve full utilization of the authorized number of vouchers.

While there is no good data available to track voucher utilization over time, anecdotal reports suggest that the utilization problem has worsened in recent years. It should be noted, however, that utilization appears to have improved somewhat since August 2000, when only 86 percent of vouchers were reported to be in use. The apparent increase in voucher utilization in the 7 month period from August 2000 until March 2001 may reflect additional measures that HUD took beginning in the fall of 2000 to facilitate voucher use. Nonetheless, failure to utilize approximately 200,000 of the vouchers authorized by Congress is most unfortunate in the face of continuing severe needs for housing assistance.

Solving the problem of underutilization of vouchers may require measures to:

- assist families to search more efficiently for available units;
- bring more owners into the program;
- increase the amount of subsidy that a voucher provides; and
- increase the number of rental units of adequate quality.

Measures directed at each of these objectives are not necessary in all areas. Many areas have an adequate number of decent quality units for rent at moderate prices. In such areas vouchers may still be underutilized because too few of the owners of these units accept vouchers. To remedy the problem of underutilization of vouchers in areas with an adequate supply of moderately priced housing requires bringing more owners into the program and enabling families to search more efficiently for the units that are available. In areas with available but overly expensive housing, an increase in voucher payments is necessary. In areas where the limited number of vacancies in rental housing of decent quality poses a serious barrier to voucher use, additional supply side measures are needed to rehabilitate existing units or produce new housing.

Housing agencies that administer the voucher program already have some of the tools necessary to undertake the types of measures necessary to improve voucher utilization. Agencies can use their administrative fees or partner with other agencies to initiate outreach programs to landlords or to provide services and benefits to assist families to obtain housing. Housing agencies are also permitted to increase the amount of subsidy provided by a voucher to 110 percent of fair market rent (FMR), and they can request HUD approval of a further increase if justified based on available data. They can now "project-base" up to 20 percent of their vouchers in particular developments, as well as use vouchers for homeownership. Yet many agencies that are not able to use all their vouchers have not initiated such programs or taken advantage of the flexibility currently offered by the voucher program rules.

Recent data indicate that approximately 70 percent of the public housing agencies (PHA's) that administer voucher programs set their voucher payment standard at 100 percent or less of the HUD-determined FMR.[1] Less than a quarter of the PHA's that acknowledge that over concentration of poor and minority households is a problem in their voucher program undertake special efforts to at-

[1] Office of Policy Development and Research, U.S. Dept. of Housing and Urban Development, *The Uses of Discretionary Authority in the Tenant-Based Section 8 Housing Program,* January 2001, 46–56.

tract owners in nonconcentrated areas to participate in the voucher program or to provide counseling or other assistance to voucher holders to obtain units in such areas.[2]

Why don't more PHA's do more to help families locate units with their vouchers or to ensure that vouchers pay enough to bring sufficient units within the reach of voucher holders? Some are hindered by a lack of understanding of the flexibility afforded by current rules, and are not aware of the steps they could take to improve voucher use. Some are accustomed simply to complying with program rules rather than making their own decisions about how to achieve program goals. I agree with Secretary Martinez's statement at the Committee's April 25 hearing that a central cause of the current underutilization of vouchers is inadequate administration of the program by some PHA's. More effective management by the agencies that administer the voucher program directly is central to improved program performance. Both HUD and Congress could take a number of steps to improve program management, as I will explain below. Yet for a substantial number of PHA's, underutilization of vouchers cannot fairly be blamed on management practices. These PHA's are doing what is possible within their funding and market constraints. For the well-managed PHA's that nonetheless have inadequate program outcomes, additional policy changes are needed. These policy changes also are outlined below.

While the policy changes noted below are likely to improve the administration of the voucher program somewhat, achieving excellent and efficient administration of the Section 8 program requires a fundamentally different delivery system at the local level. Approximately 2,600 PHA's administer the voucher program. More than two-thirds of these agencies have fewer than 250 vouchers. The proliferation of small agencies greatly multiplies the obstacles to effective HUD oversight or support. With an average of more than 50 administering agencies per State—Texas has more than 400!—multiple administrators need to learn and understand complex program rules and policy interactions. In the absence of economies of scale, many of the rules are not followed, policies are not understood, and scarce funds are spent on duplicative and sometimes ineffective program administrators. In addition, the existence of numerous program administrators within a single metropolitan area in itself creates barriers to the neediest families obtaining vouchers or using them to move to better neighborhoods. Program reforms should be designed to reduce or consolidate the number of administering agencies, promote regional operation of the voucher program and improve Agency performance, in addition to whatever specific objective they may seek to achieve.

Q.1.a. Are there changes that you believe HUD could make to improve the voucher program?

A.1.a. Changes HUD could make to improve the voucher program: As discussed above, improved administration of the voucher program at the local level could increase owner participation, enhance families' ability to obtain housing, and improve planning and coordination with other agencies. *HUD could improve local program administration through targeted training and technical assistance*

[2] *Id.* at 26–32.

and by aggressive enforcement of current remedies for poor program enforcement, including competitive award of the right to administer the voucher programs of underperforming agencies. These important proposals are explained briefly below.

To provide targeted training and technical assistance to improve voucher utilization, HUD should regularly monitor each PHA's utilization of voucher funds and the percent of families searching for housing that are able to use their vouchers—on June 1, 2001, PHA's will have to report this "success" data to HUD through the regular tenant characteristics reporting system. To carry out such monitoring in a timely manner, HUD may have to develop new internal procedures. Scores from HUD's existing management assessment tool for Section 8 programs, SEMAP, are not available until 120 days after the end of a PHA's fiscal year. HUD should target for training and technical assistance those PHA's that are having difficulty utilizing Section 8 funds and do not appear to be aware of current policy options or the range of "best practices" in use by other agencies. HUD may need additional funds for this purpose.

Over the course of 2001 each PHA that administers a Section 8 voucher program will receive its initial SEMAP score, enabling HUD to know which PHA's have not performed adequately under the SEMAP performance indicators. In addition, during 2001 PHA's that utilized less than 90 percent of their voucher funds and leased fewer than 90 percent of their authorized number of vouchers in fiscal year 2000 will be subject to the sanction provisions of the new Section 8 renewal rule—the renewal rule permits HUD to reduce permanently the allocation of vouchers of PHA's initially identified as underutilizing vouchers that do not increase their rate of utilization of voucher funds to 95 percent. HUD should enforce the remedial provisions of SEMAP and the renewal rule aggressively, and seek new administrators for any agencies that do not make adequate improvement within the corrective action period.

To achieve the best possible program management that advances the deconcentration and self-sufficiency goals of the Section 8 program, HUD should use competitive criteria in seeking new program administrators. Where possible, vouchers of low-performing agencies should be consolidated with the existing voucher programs of top-performing neighboring, statewide or regional PHA's that would serve the initial Agency's area. In a memorandum submitted in January 2000 in response to the request of the Senate Subcommittee on VA–HUD Appropriations, HUD proposed to use competitive criteria to reassign the administration of the voucher program away from agencies that have "troubled" status under SEMAP, and to consolidate the programs of such agencies that have fewer than 250 vouchers. Congress should encourage HUD to proceed with this plan.[3]

In addition to these general measures, HUD could take a number of particular steps that will enable PHA's to achieve the program changes necessary in their areas to improve voucher utilization.

[3] HUD has the statutory authority to contract with a public or private nonprofit entity, including a PHA that is not otherwise authorized by State or local law to serve the area in question, to administer the voucher program when a PHA in an area "is not performing effectively." Section 3(b)(6)(B)(iii) of the U.S. Housing Act of 1937. Consequently, no further statutory change is required for HUD to implement its proposal.

To increase funds available to PHA's to provide services and benefits to help families obtain housing with vouchers, HUD should authorize PHA's to use unutilized voucher funding for this purpose, with certain protections—on behalf of the Center on Budget and Policy Priorities and the National Low Income Housing Coalition, I submitted a specific proposal to HUD in March 2001 to enable certain PHA's to use otherwise unutilized voucher funds to help families use their vouchers to obtain housing. This change will help PHA's that do not use all their voucher funds to enable families to search more effectively for the housing that is available, but it will not help PHA's that manage to use all their voucher funds but still have low voucher success rates. To help families served by these agencies, additional administrative funds are needed. HUD should provide these agencies with supplemental administrative fees—HUD has authority to provide supplemental fees under current law but may need additional funds for this purpose. In addition, HUD should issue a NOFA for the $10 million appropriated in fiscal year 1999 for Regional Opportunity Counseling subject to PHA agreement to participate in a rigorous evaluation of the effectiveness of different services and benefits in increasing voucher success and deconcentration. It is important to take advantage of this prior appropriation to improve voucher utilization and to learn what types of measures work best under what circumstances.

Within the existing statutory framework, *HUD could take a number of steps to enable PHA's facing escalating rent and utility costs to increase voucher payments* sufficiently for voucher holders to be competitive in the local market and in neighborhoods outside of areas of concentrated poverty. HUD should:

- Streamline its procedures for review and approval of requests for payment standards above the discretionary range, including establishing a deadline of 90 days for action by its Regional Offices and delegating more decisionmaking authority to the Regional level.
- Revise its rules to permit approval of "exception payment standards" above the discretionary range without PHA submission of rent data when necessary for improved program performance. This option should be available when too many participating families are paying too much for rent and utilities and when too few families succeed in using their vouchers despite reasonable efforts by PHA's to improve success rates.
- Permit PHA's to increase the payment standard above the discretionary range without HUD approval for vouchers used to lease units financed with Low Income Housing Tax Credits or HOME funds in developments located outside of poor neighborhoods—up to the maximum reasonable rent allowed for such units—and for vouchers for persons with disabilities when necessary as a reasonable accommodation.
- Improve the accuracy of FMR's by increasing the number of annual local rent surveys performed by HUD and by revising the methodology used to set FMR's in light of rapidly rising utility costs, current biases of phone surveys, and lack of adequate data concerning unit quality—Congress should ensure that annual appropriations are sufficient for this purpose.

- Retain the amount of Section 8 reserves needed for PHA's with rising costs to assist the authorized number of families. (See my initial testimony.)

HUD could help increase owner participation in the voucher program with measures aimed at federally-financed and at other privately owned housing. To make *more housing opportunities available in Federally financed housing,* HUD should:

- Direct each Regional Office to post on the web a list of LIHTC- and HOME-financed multifamily rental properties in their jurisdictions, and make PHA's and groups assisting Section 8 holders aware of its availability. These developments have a duty under Federal law not to discriminate against families and individuals with Section 8 housing vouchers. HUD, in conjunction with IRS, should develop guidance on the meaning of this duty in the HOME and LIHTC statutes. In addition, HUD Regional Offices should coordinate with State tax credit allocating agencies to ensure LIHTC developments are aware of their duty not to discriminate.
- Revise its requirements for State and local Consolidated Plans to require jurisdictions to identify barriers to voucher use and to propose remedial strategies, including how CDBG and HOME funds, as well as other resources could be used to overcome barriers to voucher use and rehabilitate or produce additional units in which vouchers can be used.

To make more private market units available to voucher holders, HUD should revise its regulations to help reduce delays in renting units caused by Section 8 program rules. Such changes should permit PHA's to make Section 8 payments for certain units after the owner has agreed to rent the unit to the family and the PHA has approved the rent amount, but prior to final inspection and approval by the PHA. Such a policy could apply to units that have minor defects that are being fixed or lead hazards that are being removed.

Q.1.b. Are there changes Congress could make to increase voucher utilization?

A.1.b. Changes Congress could make to improve voucher utilization: In addition to encouraging or requiring HUD to make the changes suggested above, there are several statutory changes and appropriations measures that could help improve voucher utilization. *Congress could promote the improvement of local program administration by authorizing the Secretary to use performance-based factors in determining agencies' administrative fees and by requesting a study from the General Accounting Office of what it should and does cost to administer the voucher program.* Fees now are determined by a formula governed by the number of vouchers an Agency administers and the rental and labor costs in an area.[4] Astonishingly, there has never been a study of what it should cost to administer an effective housing voucher program under different

[4] Section 8 administrative fees are governed by subsection (o)(q), 42 U.S.C. § 1437f(q), annual appropriations acts, and HUD regulations and implementing instructions. HUD clearly explained the interaction of these provisions in its most recent notice of Annual Factor for Determining Section 8 Administrative Fees, 65 Fed. Reg. 10,316—February 25, 2000—also available at http://www.hud.gov/pih/programs/s8/s8merger.html.

market and geographical conditions. HUD last studied Section 8 administrative fees in 1994. At that time, HUD reported to Congress that "fair market rent levels have no apparent relationship to the cost of administering the certificate and voucher programs."[5] Yet the basic administrative fee continues to be based on historic rental costs.

As the current fee system is structured, it rewards PHA's that maximize the leasing of units at the lowest possible administrative cost. PHA's earn their formula-based fee for each month a voucher is used to rent a unit and are entitled to retain any fees they do not spend on the voucher program to use for other housing program purposes. While rewarding the leasing of units is sensible, reliance on this factor alone creates a disincentive for PHA's to assist families to rent units in less poverty-concentrated neighborhoods. It also may discourage PHA's from serving families and individuals that may have more difficulty obtaining housing—eligibility for the "hard-to-house" supplemental fee of $75 is too narrow to outweigh this disincentive, as the supplemental fee is available only when disabled individuals or families with three or more children lease units. It does not apply to other applicants that may face greater barriers in obtaining housing, such as those who are homeless, have a limited prior rental history, lack transportation to look at new units, are members of minority groups, and have teenage sons, etc.

Further, the fact that agencies with small voucher programs cannot avail themselves of the economies of scale that larger agencies can does not justify paying more per voucher administered by a smaller program—the current fee structure pays more for the first 600 vouchers—rather than rewarding inefficient program size, the fee structure should reward performance across a wider range of goals while taking account of cost differences that agencies can do little to alter, such as travel time to inspect units in sparsely populated rural areas. If fees did not differ based on program size, more agencies may be encouraged to consolidate or form a consortia for administrative purposes. Congress authorized such consortia in the voucher program in the Quality Housing and Work Responsibility Act of 1998 [QHWRA].)

Congress also should ensure that the criteria used to award new voucher funds contain incentives to improve local program administration. Current law requires HUD to use competitive criteria to decide which agencies within a State—or smaller allocation area—receive incremental "fair share" voucher funds. (Section 213(d) of the U.S. Housing Act, 42 U.S.C. § 1439.) The determination of the specific selection criteria is left up to HUD. Congress could revise Section 213(d)(4)(B) to require HUD to use criteria that: (a) encourage program consolidation, metropolitan area-wide administration and development of local partnerships to provide assistance to families to obtain housing; and (b) reward Section 8 administering agencies that are high performers on SEMAP and have a proven ability to promote program goals of deconcentration of poverty and resident progress toward self-sufficiency. It may be helpful to Con-

[5] U.S. Department of Housing and Urban Development, *Section 8 Administrative Fees: A Report to Congress,* June 1994.

gress, in advance of specifying such criteria permanently in the statute, to have HUD conduct a demonstration of the results of different competitive criteria. A share of new vouchers for fiscal year 2002 could be dedicated to such a demonstration.

As noted, some PHA's need additional training and technical assistance to improve voucher utilization and otherwise improve program performance. Congress should ensure that HUD has sufficient funds for this purpose. *Congress should appropriate funds for voucher program technical assistance within the Housing Certificate Fund,* rather than including such voucher program funding within the Public Housing Capital Fund as has been the previous practice, continued by the Administration's current budget proposal.

To increase funds available to PHA's to provide services and benefits to help families obtain housing with vouchers, Congress should make additional funds available to PHA's that utilize all of their voucher program funds but have unacceptably low success rates or over-concentration of voucher families. With additional funds to provide assistance to help families locate available housing and pay up-front costs that may be required in a tight market, PHA's can increase families' success in obtaining housing with their vouchers and their ability to move to better neighborhoods. In addition, if HUD fails to permit PHA's that are unable to use all of their voucher program funds to use a portion of these funds for services and benefits to help families obtain housing, as recommended above, Congress should authorize PHA's to take this step—a provision similar to this recommendation was included as Section 206 of the House-passed fiscal year 2001 VA–HUD appropriations bill.[6] It also may be necessary for Congress to clarify that PHA's may use voucher program funds or administrative fees to provide assistance with security deposits, moving expenses, or holding fees—to compensate an owner for the time it takes the PHA to approve the unit for rental—if PHA's determine that such expenditures will promote voucher program goals. Apparently some HUD staff believe that such uses of funds are not permitted by current law.

To make voucher payments more adequate, Congress should amend the Section 8 statute to permit PHA's to set the voucher payment standard up to 120 percent of FMR without HUD approval. PHA's now are permitted to set the voucher payment standard between 90 and 110 percent of the applicable HUD-determined Fair Market Rent. To set the payment standard above 110 percent of FMR a PHA must obtain HUD approval. While HUD has made recent improvements in the process to receive approval of an exception payment standard, the revised policies do not cover all situations where a higher payment standard is needed. In addition, the burden on PHA's still may be onerous and the delays are often substantial—as recommended above, HUD should streamline its current procedures, and could be directed to do so.

If the top of the discretionary range were increased to 120 percent of FMR, voucher utilization could be improved substantially. Only PHA's already at the maximum payment standard allowed

[6] See Barbara Sard, *New Administration Proposal Would Make Significant Improvements in the Section 8 Program But Congress Should Approve Use of Funds for Services to Help Families Obtain Housing,* Center on Budget and Policy Priorities, September 21, 2000, available on the Internet at http://www.cbpp.org/9–21–00hous.htm.

without HUD approval—110 percent of FMR—would be likely to take advantage of this new authority. When HUD surveyed PHA's in the first half of 2000, approximately 20 percent of PHA's set their voucher payment standard at 110 percent of FMR and did not have HUD approval to exceed this level. This remedy would be targeted to that fifth of agencies that is likely to have the greatest need for more flexibility in setting the payment standard. It is important to note that 120 percent of the 40th percentile FMR is significantly higher than 110 percent of an FMR set at the 50th percentile. For example, in the Washington DC metropolitan area, 110 percent of the 50th percentile FMR for a two-bedroom unit is $998, while 120 percent of the 40th percentile FMR for a two-bedroom unit is $1,036.

Congress should ensure that Section 8 program reserves remain adequate to enable PHA's that need to increase voucher payments to achieve adequate utilization and deconcentration to do so without reducing the number of families they serve. This issue is fully addressed in my initial written testimony.

To increase voucher acceptance by private owners, Congress should clarify that recipients of funds under HUD's Fair Housing Initiatives Program may use funds to test for Section 8 discrimination where it may violate Federal or State/local law or when it may be a pretext for discrimination prohibited by the Fair Housing Act. In addition, to enable PHA's to make payments to owners for the period between an initial agreement by an owner to rent to a family with a voucher and the final approval of a unit after necessary repairs have been made, as recommended above, it may be necessary for Congress to clarify that such payments are permitted under the inspection provisions of the voucher statute, or to modify subparagraph (8) of the voucher statute.

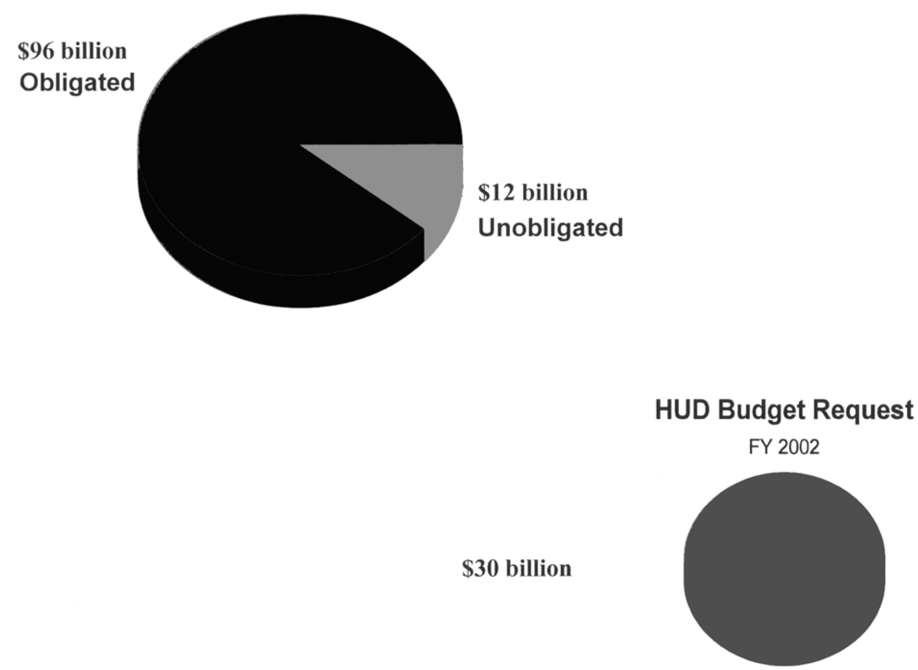
Voucher utilization could also be increased if more housing units were available in areas where the supply of rental housing with the needed bedroom sizes has been inadequate. Any new or expanded Federal initiative to fund the production of such new rental housing should ensure that owners are required to accept vouchers, and that the obligation is easily enforceable.

Some groups have urged that to increase voucher utilization Congress should remove or revise the cap on the share of family income that families may pay when they rent new units under the voucher program. (Section 8(o)(3) currently limits new participants in the voucher program and families that move to new units to paying 40 percent of their adjusted income. All families must pay at least 30 percent of their adjusted income for rent, the result of this provision is to prevent a family from renting a unit if the cost of rent and the PHA's utility allowance exceeds the voucher payment standard by more than 10 percent of the family's adjusted income.) It may be appropriate to make a minor change in this provision, such as changing the cap to 40 percent of gross rather than adjusted income, it is very important to remember the purpose of this provision. Congress was concerned that the adoption of a voucher model for the entire tenant-based program could lead to excessive rent burdens for families. HUD data indicated that a majority of families under the voucher component of the program, in contrast to the certificate program, were paying more than 30 percent of their income for rent and utilities, and many were paying more than half their income. To avoid excessive cost burdens in the new merged voucher program, Congress adopted two provisions as part of QHWRA: the 40 percent cap and the requirement that HUD monitor participants' rent burdens and direct PHA's to increase their voucher payment standards when a significant percentage of families were paying more than 30 percent of their income. Any change in the 40 percent cap should be consistent with Congress' overarching concern that most families should pay no more than 30 percent of their income—the current Federal housing affordability standard.

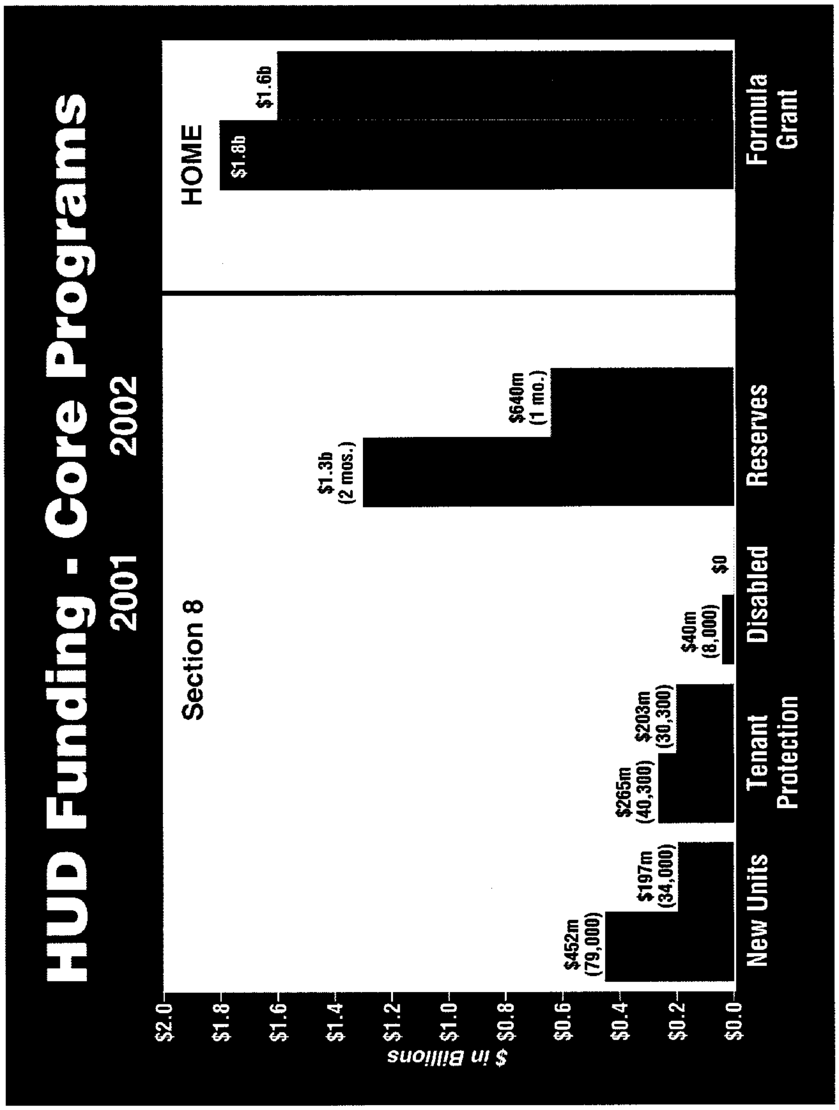
Thank you for the opportunity to respond to these questions.

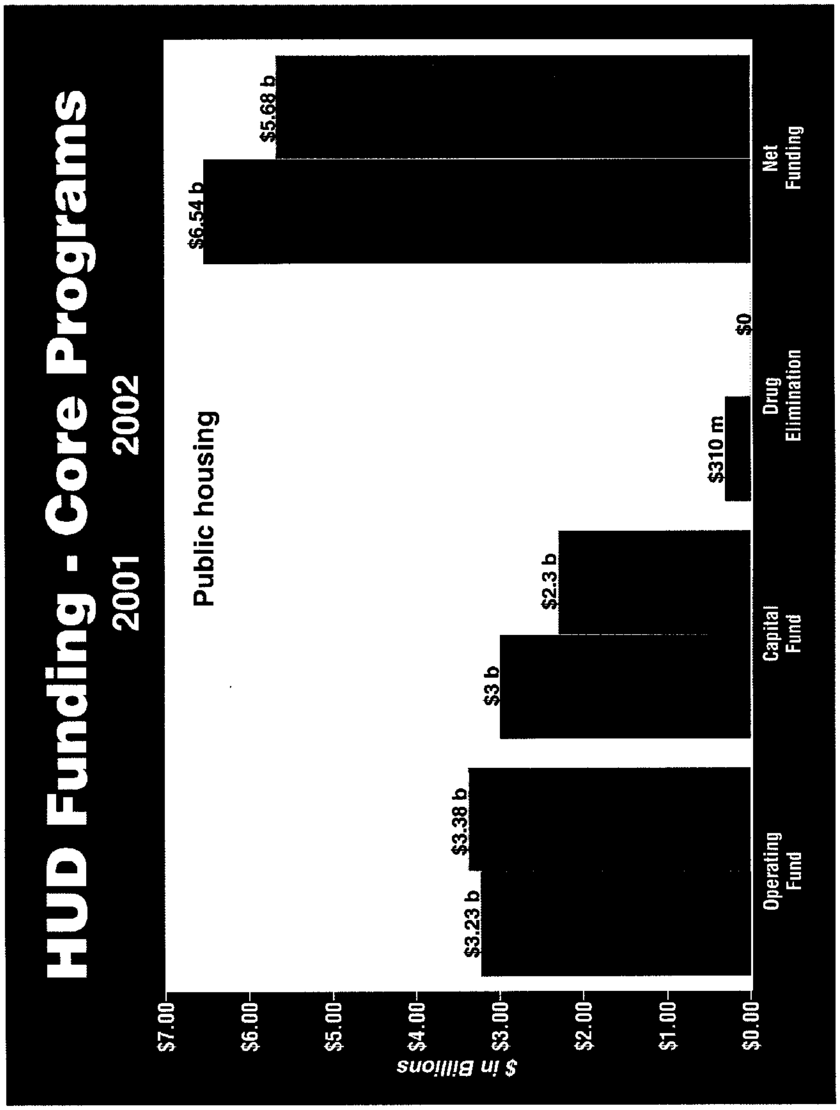
HUD's Unexpended Balances

End of FY 2000



Source: HUD Chief Financial Officer and GAO


HUD Funding - Core Programs
2001 2002
Section 8
HOME
$ in Billions
$2.0
$1.8
$1.6
$1.4
$1.2
$1.0
$0.8
$0.6
$0.4
$0.2
$0.0
$452m (79,000)
$197m (34,000)
$265m (40,300)
$203m (30,300)
$40m (8,000)
$0
$1.3b (2 mos.)
$640m (1 mo.)
$1.8b
$1.6b
New Units
Tenant Protection
Disabled
Reserves
Formula Grant


HUD Funding - Core Programs
2001
2002
Public housing
$ in Billions
$7.00
$6.00
$5.00
$4.00
$3.00
$2.00
$1.00
$0.00
$3.23 b
$3.38 b
Operating Fund
$3 b
$2.3 b
Capital Fund
$310 m
$0
Drug Elimination
$6.54 b
$5.68 b
Net Funding

PREPARED STATEMENT OF SALVADORE CARPIO, JR.

EXECUTIVE DIRECTOR, DENVER HOUSING AUTHORITY

APRIL 25, 2001

Introduction

On behalf of the Housing Authority of the City and County of Denver (DHA), we would like to thank U.S. Senator Wayne Allard for agreeing to submit this written testimony into the record of the *Proposed Fiscal Year 2002 U.S. Department of Housing and Urban Development (HUD) Budget.* We would also like to thank the Senator for all his work on the U.S. Housing and Transportation Subcommittee of the Senate Banking Committee and his leadership in progressive housing and transportation legislation.

Denver Housing Authority's written comments focus on three key areas of the proposed HUD 2002 Budget. The three selected areas, reflect the areas we believe to have a direct impact on DHA's high performing housing programs.

They are:

- (1) Proposed reduction in Capital Fund.
- (2) Proposed reduction of Section 8 reserves to a 1 month level.
- (3) Proposed elimination of the Public Housing Drug Elimination Program (PHDEP).

Background

The Housing Authority of the City and County of Denver (DHA) is one of the Nation's most successful large public housing organizations, providing low- and middle-income residents with quality subsidized housing. *DHA administers 4,570 Section 8 vouchers and 3,788* [1] *public housing units,* approximately one third of which are dispersed or scattered site units throughout the city. More than half of the Agency's operating revenue is generated through collected rent and grants. Federal funding cuts during the 1980's and 1990's spurred DHA toward self-sufficiency. As such, the proposed 2002 budget cuts will further impose long-term financial stress on DHA's capacity to satisfactorily address the growing demands for subsidized safe, decent and affordable housing to Denver residents.

Capital Fund

> *Impact—The proposed reduction in Capital Funds will hinder DHA's ability to maintain quality housing units in the public housing program. A 20 percent reduction—loss of $1,352,903* [2]*—to DHA's Capital Fund will result in delay or elimination of physical improvements to developments and residential units, including but not limited to mechanical improvements, windows/doors/screens, lighting/defensible space, playgrounds/respite areas and other development common areas.* [3]

Further, Capital Funding is the primary source of funding for physical improvements directly related to the *Public Housing Assessment System (PHAS).* Long-term maintenance/improvements will have to be deferred and may affect DHA's ability to remain either a high-performing authority or standard housing authority. Last, to be rated by PHAS/REAC as a "troubled housing authority" and under the existing PHAS's scoring system. DHA could also face additional negative repercussions—for example, loss of funding, HUD takeover, etc.)

Section 8 Program—One Month Limit on Section 8 Reserves

In 2000, DHA had a 100 percent lease up rate for its Section 8 Program—for 2001 9 percent are still looking for housing/due to lack of hard units in a tight housing market. Statewide, Colorado has a 95 percent lease up rate—5 percent is due to lack of hard units in a tight housing market.

> *Impact—The proposed reduction of Section 8 reserves to a month level—as opposed to two (2) months) will leave the Housing Authorities with very minimal resources to fund increased rent or utility costs during the year. The effect would reduce the number of vouchers available for the Housing Authority to assist eligible working poor/low-income residents.*

[1] DHA 2001 Comprehensive Budget Documents—DHA Finance Department, April 10, 2001.
[2] HUD, Capital Funding amounts per DHA Finance Chief Operating Officer calculations.
[3] In accordance with HUD's 5 Year Comprehensive Plan, Capital Improvement needs are identified by residents of the affected developments.

Public Housing Drug Elimination Program

As in many other cities throughout the Nation, Denver has experienced an increase in population and development. Often crime rates can be correlated with local growth. Fortunately, this has not been the case in Denver.

Recently, the city of Denver and the Denver Police Department reported a "downward trend in crime rate." In our view some of that "decline" can be attributed to the Federal funding provided by HUD and DHA to the Denver Police Department.

Since 1991, DHA has implemented a nationally recognized, successful Public Housing Drug Elimination Program (PHDEP). The Denver Police Department (DPD) provides services for the designated sites over and above baseline services. Additionally, the DHA PHDEP coordinates and *ensures access* to local programs as alternatives to drugs and/or drug related crime.

DHA program—fiscal year 2000 HUD Funding at $947,837—in brief has three primary components:

1. "community policing" strategies through dedicated foot patrols in and around public housing;
2. on-site neighborhood storefront offices in coordination with DHA on-site management; and
3. structured programs offered as alternative/prevention to drugs and drug related crime.

Impact—DHA and DPD documentation reveals a 19 percent Total Decrease in Reported Crime at DHA Developments from 1992 through 1999 (Attachment A).

Security in Mixed Population Buildings/High-Rises/Developments

In 1999, DHA enhanced the DEG program with additional security and monitoring systems—mainly our VCR's and cameras in target high-rise buildings. These services are in addition to those not usually performed by local law enforcement agencies on a routine basis.

Impact—This initiative has resulted in a total of 48 *DHA Barring Letters in 2000 sent versus* 36 *DHA Barring Letters in 1999. To date (4/13/01) we have issued* 16 *Barring letters to a tenant whose guest, for one reason or another are considered "undesirable" and has been reported to have a negative impact on quality of life at the DHA property.*

Below are selected PHDEP program descriptions and are provided in collaboration with the local entities that are responsible for providing such services.

Drug Prevention Centers

Drug Prevention Centers are located on-site and are the central locations for all drug intervention and prevention activities implemented throughout the DHA developments. Storefronts are located at the following developments: North Lincoln, South Lincoln, Westridge, Westwood, Sun Valley, Columbine, Quigg Newton and Platte Valley. On-site locations for the Drug Prevention Centers are in community centers or units that have been converted for DEG use. Denver Police Community Resource Officers (CRO) have offices at the Drug Prevention Centers with private telephone Hotlines for anonymous calls on crime and problem residences. During summer months, foot patrols work out of the Centers. The foot patrols walk the developments in order to deter crime and document problem units and residents. CRO's, as well as, DEG and Learning Center staff identify residents with drug use problems and refer them to intervention and prevention services provided by certified community-based organizations.

Academic Incentive Program

The Academic Incentive Program emphasizes education, working toward a goal, and earning recognition at the Drug Prevention Centers. The AIP is staffed by certified teachers. They assist residents in tutoring and homework assistance, as well as compiling hours individuals attend the AIP in order to participate in the Sports Program and earn incentive points.

Youth Sports Program/Youth Leadership

Athletic Leagues support softball, basketball, floor hockey, soccer, flag football, and volleyball. Youth Sports has been one of the most popular and effective prevention programs implemented by DHA. This year-long training for resident youth includes self-esteem building, drug intervention and prevention activities, community service projects and wilderness experience.

Impact of PHDEP by Program Participation Levels—during 2000 a review of the DHA Participation Level at DHA PHDEP sites. Our documentation shows that we had a total of 17,036 individual *visits to our structured alternative and prevention programming.*

Recommended Action

DHA recommends HUD, the Administration and Congress to sustain the HUD Public Housing Capital Fund at the previous fiscal year 2001 funding level of $2.9 billion and continue funding of the Public Housing Drug Elimination Program at $310 billion.

Closing Comments

In closing, and on behalf of the Housing Authority of the City and County of Denver and the 22,227[4] individual family members served by DHA, we implore HUD and the Committee to accept this testimony as firsthand experience and as a constructive critique of proposed budget that is not equitable nor reflective of the needs of constituents of this Committee.

DHA commends and appreciates the HUD leadership in the proposed increase in the Operating Subsidy and proposed increase in Section 8 renewals. Relative to the Operating Subsidy, although it appears to be funded at this years level, it may not take into account annual inflation, or may not have sufficient additional funding to cover the higher cost for utilities. DHA also applauds the HUD Secretary homeownership initiative and welcomes the opportunity to work together in the future.

Again, thank you and the Committee for the opportunity to comment on the HUD proposed 2002 budget. We would be happy to provide you, the Committee or HUD with any additional information and stand ready to work with HUD on these critical budget processes.

[4] DHA 200a Comprehensive Budget Document—General Information Program Client Demographics—December 31, 2000.

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ATTACHMENT A

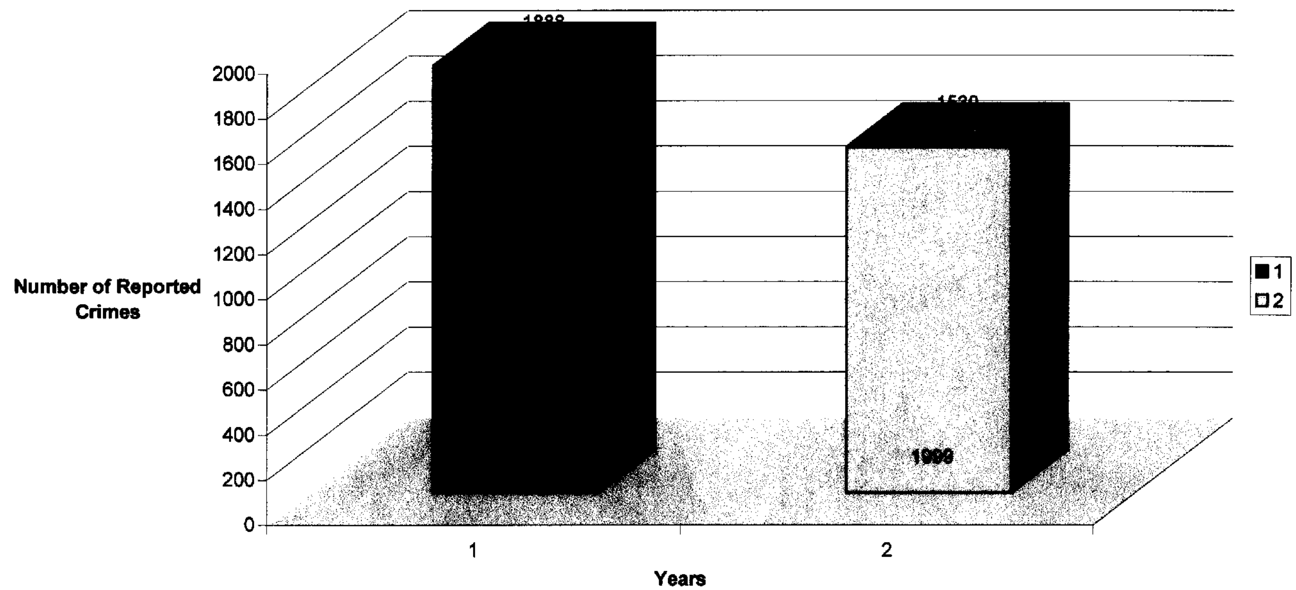
Denver Housing Authority

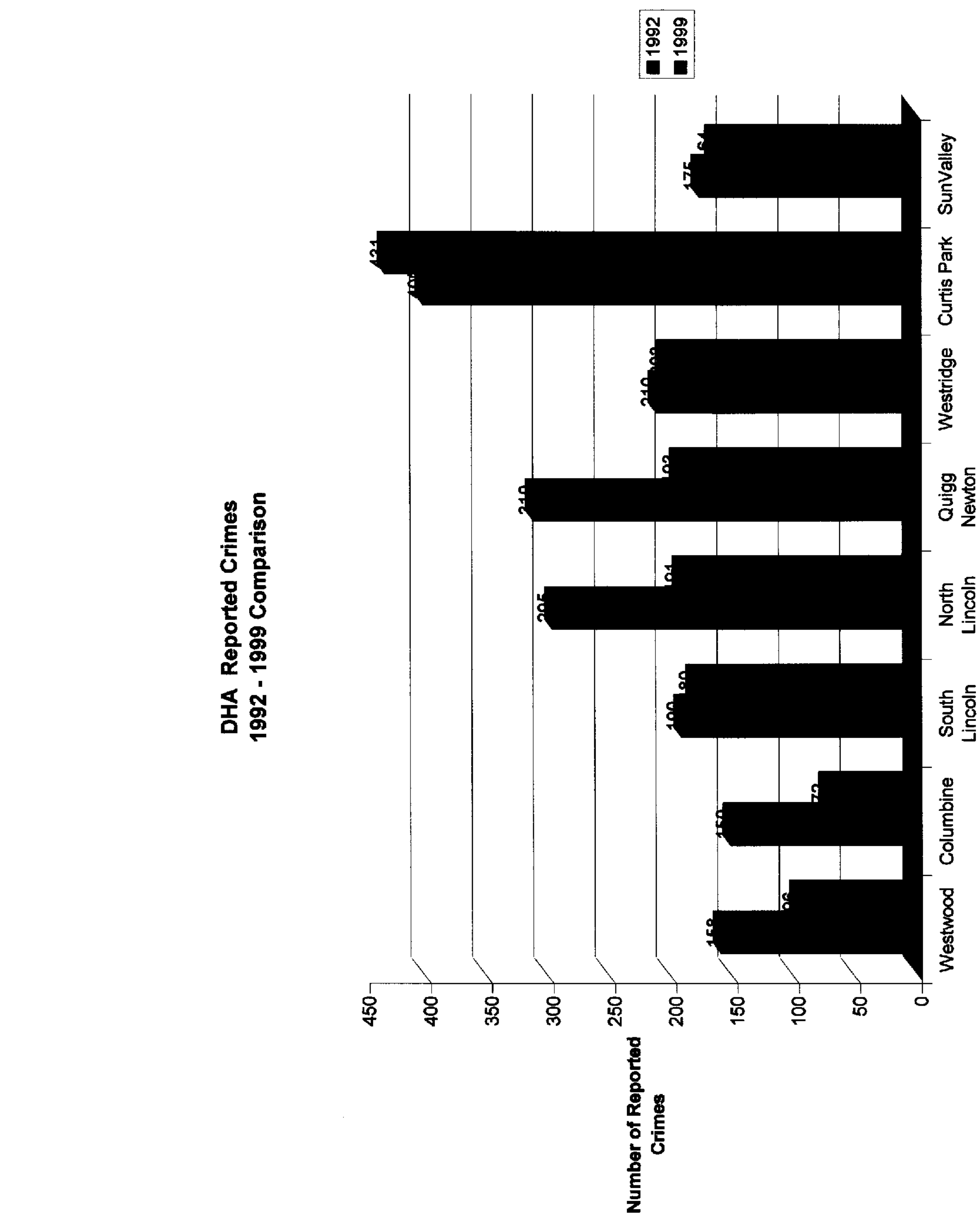
Public Housing
Drug Elimination Program

Reported Crime
Comparison Reports
1992 - 1999

DHA Developments
Total Reported Crimes
1992 & 1999

19% Total Decrease in Reported Crime at DHA Developments




DHA Reported Crimes
1992 - 1999 Comparison
Number of Reported Crimes
450
400
350
300
250
200
150
100
50
0
Westwood
Columbine
South Lincoln
North Lincoln
Quigg Newton
Westridge
Curtis Park
SunValley
1992
1999
305
175

PREPARED STATEMENT OF D. SCOTT MINTON

EXECUTIVE DIRECTOR, HOUSING OPPORTUNITIES COMMISSION
MONTGOMERY COUNTY, MD

APRIL 25, 2001

Good morning, Mr. Chairman and Members of the Senate Committee on Banking, Housing, and Urban Affairs. My name is D. Scott Minton, I am the Executive Director of the Housing Opportunities Commission (HOC) of Montgomery County, MD. I am pleased to provide written testimony on how President Bush's fiscal year 2002 budget would impact HOC's operations, and I ask that it be included for the record.

HOC's mission is to provide affordable housing and supportive services to residents. We are a multifaceted affordable housing Agency operating as a suburban public housing, housing finance Agency, and as a housing developer. HOC's operating budget for fiscal year 2001 is $145.5 million, which includes 31 percent from Federal grants.

The President's fiscal year 2002 budget is recommending $1.1 billion in cuts for the Department of Housing and Urban Development (HUD). This includes the discontinuation of $309 million in funding for the Public Housing Drug Elimination Program. We urge the President and the Congress to act in the interest of thousands of families across the State of Maryland and restore these much-needed funds to HUD's budget.

HOC and other public housing agencies across the State of Maryland desperately need this money to fund security activities and resident self-development programs. It makes no sense to eliminate this important program that helps make public housing communities and the neighborhoods that surround them safe and wholesome.

Last year, HOC received more than $360,000 in PHDEP funds to help finance community policing and self-sufficiency activities at public housing sites. And a recent HUD survey found that 86 percent of our public housing residents felt safe in their communities, no doubt due to activities paid for through PHDEP funding.

The problems of substance abuse in America have been well documented over the years. The Drug Elimination Program money is the primary resource that public housing agencies have to offer educational and recreational programs to the children in public housing properties. If these grant funds are not available then HOC will have to eliminate a variety of programs that are currently serving nearly 500 families. This includes 92 youth participating in the girl scouts, 300 youth attending summer camp, and 50 families enhancing their computer literacy skills for employment or job upward mobility. Other resident programs that would be discontinued include the youth science club, General Education Diploma (GED) courses, parenting classes, and the early head-start program.

Of course, most of our Drug Elimination Program funds are spent on community policing. The effect of the program on our public housing communities has been dramatic. Prior to the community policing efforts, several of HOC's properties were plagued with open-air drug markets. The drug dealers and their associates terrorized these properties at night. Fortunately, that has changed dramatically due to the security measures and the increased police presence funded by the Drug Elimination Grants. As I previously stated, 86 percent of residents said they feel safe in their communities. Without the additional police presence, this would not be so.

Additionally, the community policing program has provided our residents, particularly the children, with positive interactions with the police. Montgomery County has an excellent Police Department, and the officers who have worked in our public housing communities have taken a personal interest in the people they serve. Last summer, HOC sponsored an event to honor a group of children who had completed one of our summer programs. The event featured a disc jockey and a cookout. A police officer assigned to the property stopped by and immediately became the center of attention with the children. He joined in their impromptu ball game and listened to an unbelievable amount of chatter. Much has been said about measuring effectiveness of the Drug Elimination Grant. In our experience, the grant has allowed us to add a certain amount of security in an often troubled and uncertain environment, and more importantly brings the community and police together in a positive relationship that is often missing in the normal patrol. Moreover, thousands of families in Montgomery County have benefited from Drug Elimination Grant funds since the program was begun 11 years ago.

Ironically, we have witnessed on the evening news a number of dilapidated public housing structures being imploded in the past several years. This Committee, in particular, has heard a litany of horror stories about deferred maintenance, lack of upkeep and uninhabitable houses in public housing communities. I predict that the Administration's proposed budget cuts would only exacerbate this problem.

The funding levels for capital improvements have been barely adequate for many years. Montgomery County and HOC are already subsidizing the capital needs of public housing by at least $250,000 a year. Now, the Administration's proposal will reduce capital funds by an additional $150,000. Anyone who operates a real estate business knows that deferred maintenance is not a saving. The leaking roofs, deteriorating facades and inoperable systems will still be there creating other problems that will also have to be repaired. The reduction in Capital Funds is a false savings that will have to be repaid in future years. Please do not add to the number of public housing buildings that will have to be demolished because the Administration is too shortsighted to fund basic maintenance.

In conclusion, HOC strongly opposes the President's proposed cuts in public housing programs. I hope that this brief statement has conveyed to you the importance of restoring $1.1 billion in program cuts to HUD's fiscal year 2002 budget. This will ensure that our neediest residents have housing that is decent, safe and secure, where families and senior citizens can live without fear of drug-related crime or leaky roofs. Thanks again for the opportunity to comment on this very important issue. We strongly urge the Members of the Committee to restore adequate funding to HUD's public housing budget.

PREPARED STATEMENT OF RICHARD WILSON

HOUSING AUTHORITY OF WASHINGTON COUNTY, MD

APRIL 25, 2001

Impacts of Cuts—Capital Fund

Richard Wilson of the Housing Authority of Washington County, Maryland:

- "One project that would clearly have to be put on the shelf is the addition of heat pumps in elderly units. This project is being planned to respond to increasing energy costs and to provide a measure of summer comfort. The existing source of heating is electric resistance baseboard, and heat pumps should shave 20 percent off energy consumption. As our elderly residents age, we find more respiratory problems. The summer air-conditioning advantage provided by heat pumps will provide welcome relief for our elderly clients."
- "In fiscal year 2004 where we see the highest capital costs falling, cuts in HUD assistance will threaten replacement of flooring, sidewalks, windows and porches. In fiscal year 2005 a major parking lot repaving that has a $66,000 price tag will have to be dropped. Delaying these repairs will result in more maintenance work leading to higher operational costs for the Authority. Therefore, it seems to me that the proper capital investment should be an intentional strategy for HUD and Congress as it is for our organization which indeed may allow more efficient future use of operational funding."

In Baltimore City, the Capital Fund reduction would have a negative impact of $6.7 million on its Housing Authority. The budget would also limit the ability of the Housing Authority of Baltimore City to exercise its option to issue bonds secured by the Capital Fund. The following reductions would result from the intended cut:

- Funding for the Claremont Homes would be eliminated resulting in the need to consider the relocation of approximately 200 families. This site is in desperate need of new roofs, heating and plumbing systems, electrical upgrades, new kitchens, bath, etc.
- Funding would be eliminated for the Electrical Distribution System Upgrade at a family development—298—families resulting in continued power outages, loss of heat, and potential fire hazards due to system overloads.
- Funding for major elevator repairs would be eliminated at two elderly developments. This will result in continued elevator breakdowns causing elderly residents to become trapped in elevators.
- Funding for replacement furnaces at a development for adults and handicap people would be eliminated creating the possibility of emergency situations regarding loss of heat and frozen pipes.
- Funding for repair and replacement of streets, sidewalks, and other paved areas would be eliminated Authority-wide. This would result in the inability to eliminate safety hazards for residents, visitors, and the general public at the HABC's site.
- Funding for replacement of an air-conditioning chiller at a development for adults and handicap people would be eliminated. This would result in health and safety issues for these residents.

In St. Mary's County Housing Authority, Maryland loss/reduction in Capital Fund will equal:

- No site improvements to existing building/community facilities—assets—for safety, pride, and accessibility.
- No needed roof repairs.
- No interior improvements to achieve safety, energy efficiency, and general replacement of fixtures/interior items based on the end of their life cycle.
- No software, management improvements.
- No resources for Housing Authority to participate in new community housing initiatives, for example, mixed use housing, homeownership, knowledge, skills, and ability building for residents.

Ralph Benett of Housing Opportunities Commission of Montgomery County Maryland:

The reduction in the Capital Fund would cause HOC to eliminate nearly $750,000 in physical improvements next year alone. "Our plan to upgrade the exteriors of some of our multifamily and scattered site properties will be stretched out. Residents who expected improved security lighting or replacement of decade-old windows, for example may simply have to wait."

Sharon Jordan Legislative Spokesperson for the New York State Public Housing Authority Director's Association (NYSPHADA) said:

"We are very concerned about the President's Proposed Budget for HUD. His proposal cuts 25 percent—$700 million—from the Capital Budget which will result in delays and cancellation of important modernization projects—for instance: new kitchens and baths, or updated heating and cooling systems for our Senior Projects.

Temple Housing Authority, Temple, Texas writes:

"The units of our multifamily complexes are scheduled to have central heating and air conditioning (HVAC) installed in fiscal year 2001 and 2002. HVAC installation is critical to maintaining the THA's ability to adequately serve our residents. The cut in Capital Funding would delay this resident supported work indefinitely. Replacement of 20-year-old roof systems would be placed on hold, as well as utility system upgrades, replacement of appliances, vehicle replacements, maintenance equipment purchases, staff training and computer upgrades. Reduction in Capital Funding will lower our ability to pass HUD's property inspections and effects our ability to keep pace with routine maintenance."

St. Paul Housing Authority, St. Paul, Minnesota:

The proposed $700 million reduction in Capital funding would cut about $3 million from the PHA's modernizing grant of about 9.5 million. The implications are truly disturbing:

- A $3 million annual funding cut could force us to extend the completion dates of current modernization projects or delay or cancel plans for future renovation.
- We would have to shelve or largely rewrite our 5 year modernization plan, which has been developed over many months, with hundreds of hours of staff and resident participation, public hearings and other community input.
- Our Board and staff have to make program decisions almost monthly in reliance on stable, predictable Capital Funding. The possibility of a 30 percent cut in modernization funding upsets the planning and contracting process Agency-wide.
- For example, this year we intended to begin working with staff, residents, and architectural and engineering consultants to plan the major modernization of all 580 townhouse units at McDonough Homes. We expected this to be a 6 to 8 year process, with a cost of $30–35 million. With the possibility of a $3 million annual funding cut, we must decide soon whether to begin the process as planned, scale it way back, or put it on hold. If the project time line would stretch to 12 or more years, we have to question it.
- We have been considering whether to borrow capital to do the McDonough work more quickly, then pay back the bonds over time. But if HUD's modernization funds are unpredictable bonds are risky propositions for both the PHA and for potential investors—hence higher interest rates.

Comments by the Housing Commission of Anne Arundel County, Maryland on unexpended balances:

"The argument that there exists a 6 billion-dollar allocation that remains unspent is totally inaccurate. The Department may have made funding a decision and obligated funding for housing agencies but as of this date fiscal year 2001 dollars have not been released and the fiscal year 2000 funding was just authorized in November. We want to spend the Capital Funds and our Agency has consistently exceeded HUD's standards for the expenditure of funds timely, and I trust this is the same for essentially every authority."

Drug Elimination Grant Program

In Maryland, the Baltimore Housing Authority will experience:

- The loss of 12 police officers who patrol family developments.
- Closure of four Youth Development Centers that provide after-school tutoring and structured recreation.
- The elimination of 19 trained counselors who provide resident services to move from welfare dependency to economic self-sufficiency.
- The elimination of funds for physical safety improvements such as lighting and fencing.
- The elimination of 23 building monitors who serve as tenant patrols in elderly developments.
- The elimination of 370,000 in drug treatment funds which have assisted over 1,200 families since 1994.

Roger A. John, Peoria Housing Authority, Peoria, Illinois said:

"If the Administration takes away PHDEP, you might as well put up the welcome sign for gang bangers. Our budget will not tolerate any more cuts."

Ruth E. Carlson, Worcester Housing Authority, Worcester, Massachusetts:

"Drug prevention and educational programs made possible by PHDEP have allowed us to provide antidrug education, homework centers and community learning centers staffed by school teachers. The "New Star" program focuses on young children who sign agreements to improve their grades, attendance and deportment. All of these programs are geared to help the children become better equipped to succeed in school and help the children build self-esteem and confidence to achieve better education. The mentoring and encouragement that the children receive by everyone involved is invaluable. So too, are the summer work programs that keep children off the streets and allow these children the opportunity to learn work ethics and responsibility.

It would be unconscionable to take these programs away from the underprivileged children who need them the most. All will be lost, if PHDEP is lost. Education is the most effective antidrug program there is."

Catherine A. Hoener, Resident of the Akron Metropolitan Housing Authority:

"The Public Housing Drug Elimination Program (PHDEP) is important to residents of AMHA because many of the programs available at the family developments give youth and adults something positive in which to involve themselves. For example, the Boys and Girls Club offers various activities such as Power Hour (tutoring), Computer Education, and SMART Moves, which is a national program model for Drug Education . . .

The PHDEP also provides security to many of our housing developments which gives me assurance that my building is being protected. Without PHDEP many of our buildings will no longer have officers patrolling them."

What HUD Says About The

"Public Housing Drug Elimination Program"

"PHA staff and residents use these resources to increase police coverage and security to fight the concentration of crime in and around public housing, as well as to provide alternative activities to residents. Such activities include reimbursement of local law enforcement for the provision of services above baseline, security contracts, investigators, youth prevention programs, and training residents for volunteer resident programs. . .patrols , and physical changes to enhance security, drug prevention, intervention and treatment strategies."

Proposed HUD Funding for FY'02: ZERO

Source: HUD Budget Justifications

What HUD Says About The

"Rural Housing and Economic Development" Program

"The previous rounds of funding recognizes that rural communities face different socioeconomic challenges than do cities... Many rural areas have been bypassed by employment, and low, stagnating wages. It is imperative that rural regions have greater access to community and economic development funds that would foster investment in economic development funds that would foster investment in economic opportunities."

Projects Funded by the RHED Program

- **A grant in the Colonias of New Mexico to Create 100 jobs and training for women to more effectively enter the workplace;**
- **Four grants in the Colonias of Arizona, New Mexico, and Texas with activities that include housing construction and rehabilitation, housing financing, and job training;**
- **Conversion of an old high school into an affordable intermediate-care facility population in 6 rural counties in Georgia;**
- **Approximately $192 million in private and other public funds will be leveraged with the RHED funds.**

Proposed HUD Funding for FY'02: ZERO

Source: HUD Budget Justifications