

# Congress of the United States

Washington, DC 20515

October 14, 2022

The Honorable Marcia L. Fudge  
Secretary  
U.S. Department of Housing and Urban  
Development (HUD)  
451 7th Street S.W.  
Washington, D.C., 20410

Dear Secretary Fudge:

We write to share our concerns regarding HUD's draft solicitation for Housing Assistance Payments (HAP) Contract Support Services. We urge you to withdraw the draft solicitation in favor of developing a proposal with key partners that recognizes the value of state-based program administration, improves efficiency, and achieves the best outcomes for property owners, tenants, and HUD.

In our states, local housing finance agencies (HFAs) or public housing authorities (PHAs) have successfully administered Section 8 HAP contracts for decades, building expertise and long-term relationships with the developments and tenants they serve. These deep connections facilitate effective and efficient oversight of Project-Based Section 8 Rental Assistance (PBRA) payments, contract renewals, and responses to tenant complaints. Collectively, the state-based, mission-driven organizations administering HAP in our states have provided, and continue to provide, competent PBRA oversight for HUD and the 935,099 low-income tenants who call these developments home.

This draft solicitation proposes to regionalize the Performance-Based Contract Administrator (PBCA) functions currently carried out by these state-based entities, dividing contract administration responsibilities into five regions across the country, with no more than 15 total HAP contractors. We are concerned that such a restructuring does not recognize the importance of state-based Section 8 contract administration and the invaluable knowledge of the developments, property managers, and tenants brought to this role by state-based PBCAs. Furthermore, HUD's proposal appears to disadvantage HFAs that finance the construction or rehabilitation of PBRA developments when bidding on HAP contracts. This would potentially exclude many HFAs from future PBRA administration despite their decades of experience providing this service.

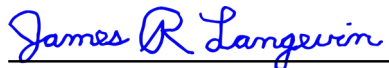
These proposed changes would separate PBRA stakeholders from experienced, local administrators at our HFAs and PHAs who understand the challenges tenants and property owners face in our states. Tenants and property owners would be forced to work with entities located across state lines, potentially hundreds or thousands of miles away, likely causing significant delays in administrative responses to property issues and tenant complaints. Additionally, this draft solicitation runs directly counter to congressional report language,

included in recent annual appropriations packages, that directs HUD to ensure that HFAs can bid on PBCA contracts.

We do not believe that the changes proposed by HUD will improve program oversight or best serve PBRA participants. While we appreciate your efforts to strengthen the HAP program and best support PBRA, we urge HUD to withdraw this draft solicitation, continue prioritizing local stakeholders, and work collaboratively with program partners to design a proposal that builds on the strengths of the current system and does not impede HFAs from bidding on HAP contracts.

Thank you for your attention to this matter. We look forward to continuing to work with you on solutions to provide plentiful, affordable housing for our nation's low-income families.

Sincerely,



James R. Langevin  
Member of Congress



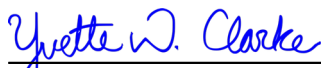
Richard E. Neal  
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David N. Cicilline  
Member of Congress



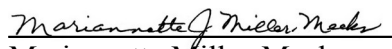
Ann McLane Kuster  
Member of Congress





Yvette D. Clarke  
Member of Congress

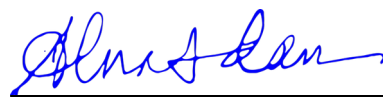



Dwight Evans  
Member of Congress


  
Mariannette Miller-Meeks,  
M.D.  
Member of Congress

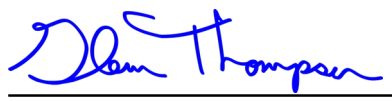
  
Tom O'Halleran  
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Adriano Espaillat  
Member of Congress

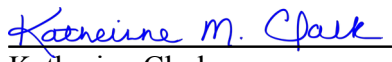
  
Alma S. Adams, Ph.D.  
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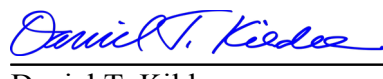
  
James P. McGovern  
Member of Congress

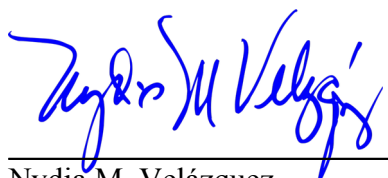
  
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Glenn "GT" Thompson  
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Hakeem Jeffries  
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Katherine Clark  
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Seth Moulton  
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Brian Fitzpatrick  
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Peter Welch  
Member of Congress



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Conor Lamb  
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Troy Carter  
Member of Congress



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Madeleine Dean  
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André Carson  
Member of Congress



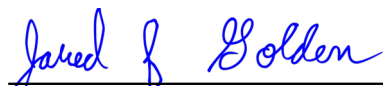
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Tom Cole  
Member of Congress




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Chris Pappas  
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Jared Golden  
Member of Congress



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Steven Horsford  
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Jake Auchincloss  
Member of Congress



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Mary Gay Scanlon  
Member of Congress



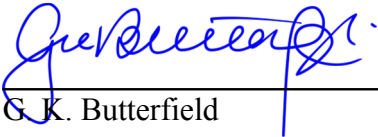
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Al Lawson  
Member of Congress



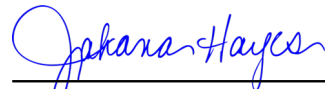
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Chrissy Houlahan  
Member of Congress



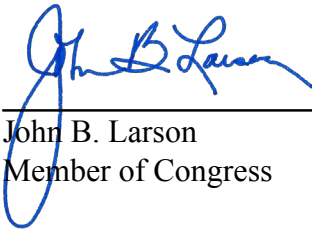
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G. K. Butterfield  
Member of Congress



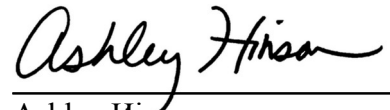
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Jahana Hayes  
Member of Congress



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John B. Larson  
Member of Congress



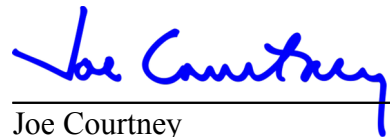
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Ashley Hinson  
Member of Congress



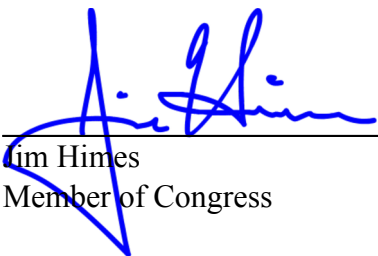
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Susie Lee  
Member of Congress



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Joe Courtney  
Member of Congress



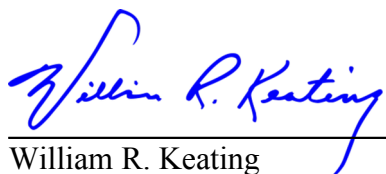
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Jim Himes  
Member of Congress



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Bill Pascrell, Jr.  
Member of Congress



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William R. Keating  
Member of Congress



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Dina Titus  
Member of Congress



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Alex X. Mooney  
Member of Congress



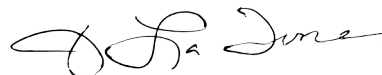
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Ayanna Pressley  
Member of Congress



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Terri A. Sewell  
Member of Congress



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Jake LaTurner  
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Kathy Castor  
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