

United States Senate

WASHINGTON, DC 20510

October 17, 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 urge you to withdraw HUD's draft solicitation for Housing Assistance Payments (HAP) Contract Support Services and work with key partners to develop a proposal that recognizes the value of state-based program administration, improves efficiency, and achieves the best outcomes for property owners, tenants, and HUD.

In each of our states, state housing finance agencies (HFAs) or local public housing authorities (PHAs) have ably overseen Project-Based Section 8 Rental Assistance (PBRA) payments, contract renewals, property inspections, and rent increases for decades. As state-based, mission-driven organizations, these entities have a deep knowledge of our state housing landscapes and robust relationships with the PBRA property owners and tenants they serve. These connections facilitate efficient and effective implementation of PBRA contracts and responsiveness to tenant complaints. Collectively, the HFAs and PHAs administering HAP in our states have provided effective and responsive PBRA oversight for HUD and, more importantly, for the 925,813 low-income tenants living in these developments.

As such, we are deeply concerned by proposed changes to PBRA contract administration included in HUD's draft solicitation that would exclude many HFAs from administering HAP contracts. Indeed, HUD's draft solicitation would drastically reshape this program by moving administration from state-by-state contracts to a regional model with no more than 15 HAP contractors. Equally concerning, HUD's proposal appears to disadvantage HFA applicants that have financed PBRA construction or rehabilitation, potentially excluding 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 – organizations that understand the challenges tenants and property owners face. HUD's draft solicitation would dismantle this local oversight and force tenants and property owners to work with entities located hundreds, or even thousands, of miles away – likely delaying administrative responses to property issues and tenant complaints in the future. This proposal also runs directly counter to congressional language in recent appropriations bills directing HUD to ensure a new PBRA solicitation “does not impede HFAs from bidding on State-based contracts.”

In short, we believe HUD's proposed changes would not 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

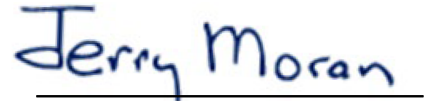
local stakeholders, and work collaboratively with program partners to design a proposal that builds on the strengths of the current system.

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

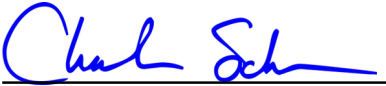
Sincerely,



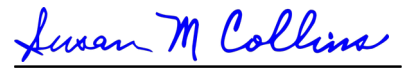
Jack Reed
United States Senator



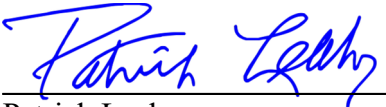
Jerry Moran
United States Senator



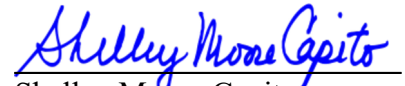
Charles E. Schumer
United States Senator



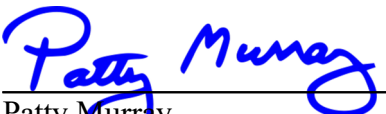
Susan M. Collins
United States Senator




Patrick Leahy
United States Senator




Shelley Moore Capito
United States Senator




Patty Murray
United States Senator



M. Michael Rounds
United States Senator



Joe Manchin III
United States Senator



Thom Tillis
United States Senator



Christopher A. Coons
United States Senator



Steve Daines
United States Senator



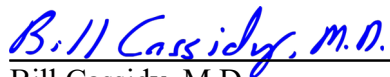
Jeanne Shaheen
United States Senator



Charles E. Grassley
United States Senator



Tammy Baldwin
United States Senator



Bill Cassidy, M.D.
United States Senator



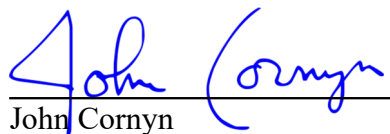
Martin Heinrich
United States Senator



John Thune
United States Senator



Christopher S. Murphy
United States Senator



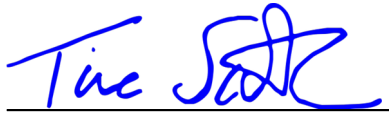
John Cornyn
United States Senator



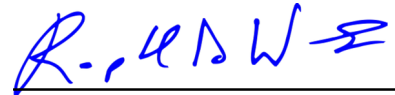
Robert Menendez
United States Senator



Elizabeth Warren
United States Senator



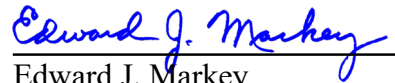
Tina Smith
United States Senator



Raphael G. Warnock
United States Senator



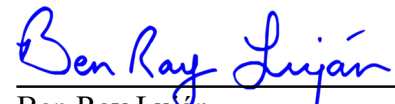
Sheldon Whitehouse
United States Senator



Edward J. Markey
United States Senator



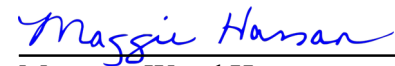
Robert P. Casey, Jr.
United States Senator



Ben Ray Lujan
United States Senator



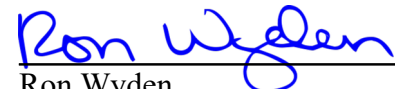
Benjamin L. Cardin
United States Senator



Margaret Wood Hassan
United States Senator



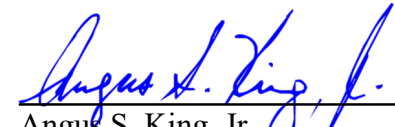
Bernard Sanders
United States Senator



Ron Wyden
United States Senator



Thomas R. Carper
United States Senator



Angus S. King, Jr.
United States Senator



Richard Blumenthal
United States Senator