

The continued provision of technical assistance (TA) relies on the use of NSP3 TA funds, which are not authorized to serve NSP2 grantees—an issue that CPD is currently working to address. Market conditions are a large factor for NSP2 grantees, which face still-declining property values, competition from investors, reluctance from lenders, and local capacity issues related to tight budgets, and TA may be needed to help these grantees successfully implement their programs.

The indicators for REO properties include all FHA REOs, not just those in NSP2 treatment areas.

For detailed quarterly assessments of progress, readers may consult the archived quarterly updates on [Performance.gov](http://Performance.gov).

## AGENCY PRIORITY GOAL: PRESERVE AFFORDABLE RENTAL HOUSING

**Between October 1, 2011 and September 30, 2013, one of HUD's priority goals was to preserve affordable rental housing by continuing to serve 5.4 million total families and serve an additional 61,000 families through HUD's affordable rental housing programs.**

### **OVERVIEW**

In an era when more than one-third of all American families rent their homes, we face a housing market that does not create and sustain a sufficient supply of affordable rental homes, especially for low-income households. In many communities, affordable rental housing does not exist without public support.

Affordability problems have been exacerbated by the recession and the increasing demand for rental housing generated by the foreclosure crisis. According to the 2011 Worst Case Housing Needs report published in February 2013, HUD found the number of renters with worst case housing needs grew from 5.9 million in 2007, to 7.1 million in 2009, and 8.5 million in 2011, representing an increase of 44 percent over these four years. Individuals and families were considered to have worst case housing needs if they were very low-income renters with incomes below 50 percent of the Area Median Income (AMI), who do not receive government assistance, and who either paid more than one-half of their income for rent, lived in severely inadequate conditions, or faced both of these challenges. At the same time, only about one in four very low-income families eligible for HUD/Federal rental assistance programs receives assistance. Federal housing programs have been financially unable to keep up with this demand over the years to help offset the limitations of the private rental market in providing housing that all families can afford. Given the current fiscal climate, it is critical that HUD maximize existing resources to maintain our current support to families and seek opportunities to expand that support where possible.



Funding from the HUD Community Planning Development Supportive Housing Program assists homeless families at the St. Lawrence Place emergency shelter in Columbia, South Carolina. The program helps families move from homelessness to a life of self-sufficiency and stability. One mother is an example of the program's success. After a separation from her husband and a loss of her job, she was unable to pay the rent. Consequently, she and her boys had to move in with family, but then she heard about St. Lawrence Place and applied. Once in St. Lawrence Place, their family life began to turn around. The mother was able to earn a college degree and get a job. She now works for the regional transit authority and has given her boys something they have never had before - a home of their very own.

***STRATEGY***

- **Preserve affordable rental housing and serve additional families through HUD's affordable rental housing programs.**

All of HUD's programs that provide affordable rental assistance are integral to achieving the goal, including programs administered by the Offices of Public and Indian Housing (PIH), Housing Choice Vouchers (HCV), the Indian Housing Block Grant and Indian Community Development Block Grant (CDBG), HOPE VI and mixed finance transactions); Housing (privately-owned housing in multifamily programs, including 202, 236, BMIR, Section 8, Rent Supplement, RAP, 202 and 811 PRAC); Community Planning and Development (CPD) (HOME Investment Partnerships Program (including the Tax Credit Assistance Program [TCAP]) and Tenant-Based Rental Assistance (TBRA), HOPWA, McKinney-Vento homeless programs, a portion of the Neighborhood Stabilization Program, and CDBG-Disaster Recovery (CDBG-DR)). In addition, FHA Multifamily mortgage insurance supports the preservation of affordable housing when used in conjunction with Low Income Housing Tax Credits (LIHTC), tax-exempt bonds, and other state/local resources. Because of the cross-cutting nature of the goal, the efforts of the responsible program offices will be coordinated centrally by the Office of the Secretary.

***MEASURING OUR PROGRESS***

To track our progress towards this agency priority goal, HUD has tracked the following suite of performance indicators. Wherever available, historical information has been included.

- **TBRA occupied rental units**

This indicator tracks the number of occupied rental units within the HCV program, including tenant-based and project-based vouchers.

- **Public Housing occupied rental units**

This indicator tracks the number of occupied rental units within the Public Housing stock.

- **Office of Native American Programs (ONAP) occupied rental units**

This indicator tracks the number of rental units in the ONAP housing stock.

- **Multifamily Housing (MFH) occupied rental units**

This indicator tracks the number of MFH occupied rental units, including Section 8 Project-Based Rental Assistance, Sections 202 and 811, legacy housing programs like the Rental Assistance Program (RAP) and Rent Supplement properties, and units converted under the Rental Assistance Demonstration Program. Also included are some tax credit/LIHTC financed units, which are tracked by the Office of Policy Development and Research.

- **Community Planning and Development (CPD) occupied rental units.** This indicator tracks the number of occupied rental units within CPD programs, including HOME, HOME TBRA<sup>3</sup>, the

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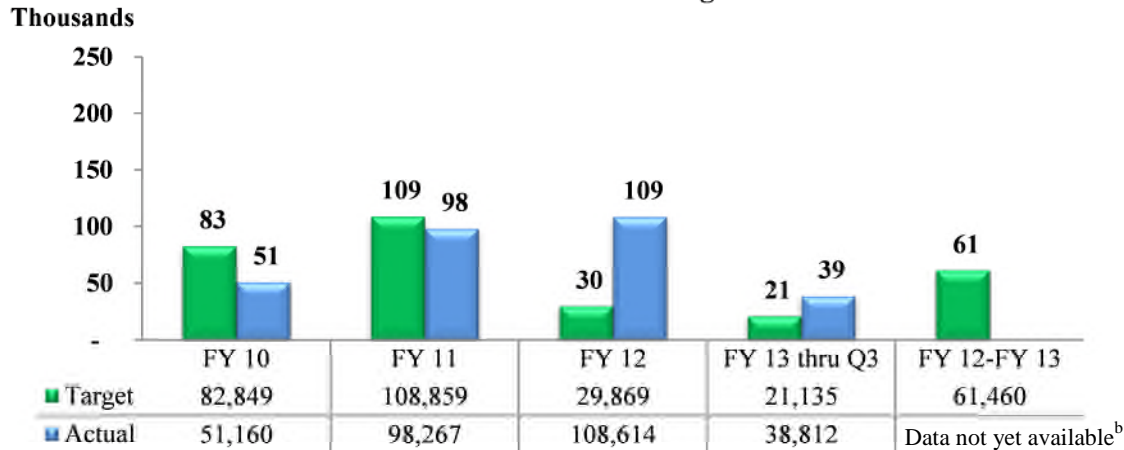
<sup>3</sup> HOME TBRA is rental assistance, provided by Participating Jurisdictions (PJs), and is separate and distinct from assistance provided by Public and Indian Housing's TBRA (Housing Choice Voucher) program. Under HOME rules, PJs may provide individual households funds for rental assistance programs, self-sufficiency programs, homebuyer programs, targeted population programs, anti-displacement assistance programs, and security deposit programs.

Program TCAP, CDBG-DR, McKinney Supportive Housing, the Neighborhood Stabilization Program (NSP), and Housing Opportunities for Persons with AIDS (HOPWA).

● **Additional families housed in affordable rental housing**

This indicator tracks the total number of households served since the beginning of the performance period, an accumulation of the indicators above. Two additional programs (Mod Rehab and Mainstream Vouchers) are also included in this total.

**Additional Families housed in affordable rental housing**  
**Target vs Actual (a&b)**



<sup>a</sup> Due to continually improving and corrected data sets, actual figures may slightly differ than figures reported in previous performance reports.

<sup>b</sup> Data reported are through Quarter 3 of 2013, as Quarter 4 data is not yet available. HUD expects that the programs will meet their 2-year targets, once Quarter 4 data is added.

Through the third quarter of FY 2013, HUD has exceeded its FY 2013 target by 23 percent. Currently HUD expects to meet the two year target of 61,460 affordable rental units. Since this goal tracks the net change of occupied units added and lost, it remains possible that a net loss of units could occur by the end of FY 2013. Moving forward, HUD will work to preserve utilization rates in our voucher programs and occupancy rates in public housing to sustain our progress in this area.

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