



Public Housing:

A Safe, Decent Home for American Families

Public housing was established by the U.S. Housing Act of 1937 to provide safe, decent rental housing for low-income families, the elderly, and persons with disabilities. Public housing comes in all sizes and types, from single family houses scattered through a neighborhood to high-rise apartments. Across the country, nearly 3,300 Public Housing Authorities (PHAs) own and operate about 1.2 million public housing units. This resource is a critical component of our national infrastructure, ensuring that the most vulnerable members of our communities have a safe and affordable place to live. Tenants are required to contribute one-third of their income to rent, and the federal government provides funding through the Public Housing Operating and Capital Funds to help PHAs meet the full costs of operating and maintaining their properties. However, as the portfolio continues to age, federal funding has severely diminished, creating a large backlog of unmet capital needs.

NAHRO's 2013 Priorities for Public Housing:

- Fully fund the operating costs and annual capital accrual needs of public housing, and position PHAs to make meaningful progress toward addressing the backlog of unmet modernization needs.
- Unlock the value of public housing assets by providing PHAs with a variety of tools to leverage and invest in the preservation of their properties.
- Increase PHAs' flexibility to use available resources for their highest priority needs, regardless of funding source.
- Improve tools designed to allow PHAs to steward their portfolios as true asset managers, including HUD's demolition and disposition regulations.
- Establish protected capital reserve accounts to allow PHAs to responsibly plan for future needs.
- Continue to seek dedicated resources for the revitalization of severely distressed public housing properties.
- Reauthorize and expand the Moving to Work (MTW) demonstration in a manner that protects existing MTW agreements while providing new MTW agencies with flexibility and the ability to innovate.
- Enhance incentives for energy efficiency upgrades.

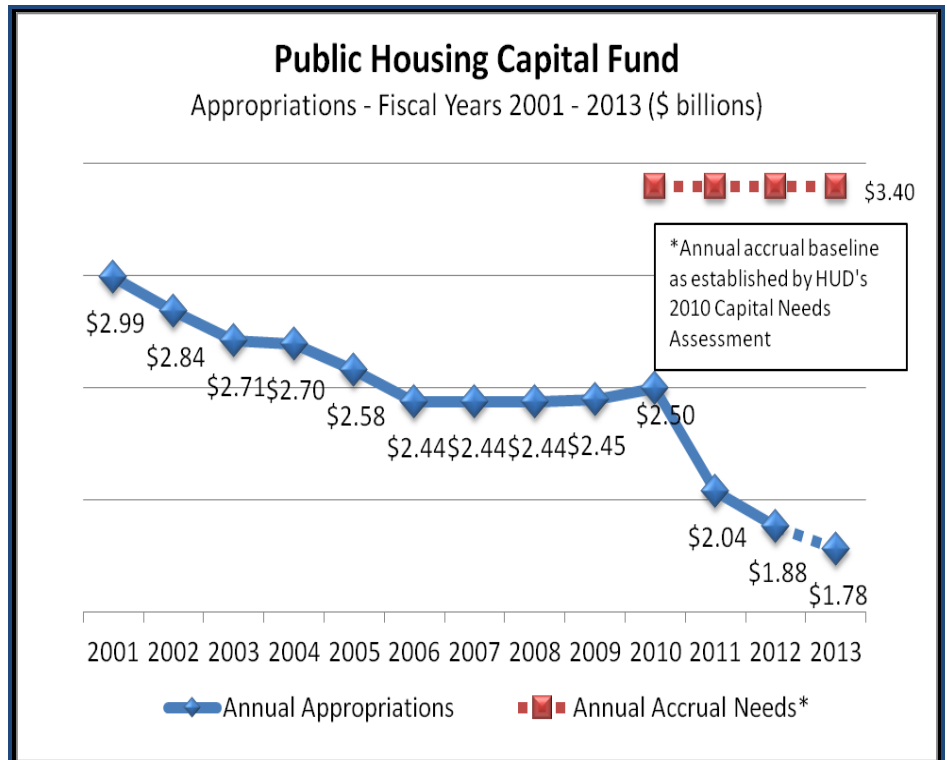
Public Housing Facts

- ❖ 60% of PH households are elderly and/or disabled and live on a fixed income.
- ❖ PH families have an average income of approximately \$13,000.
- ❖ More than 40% of PH families include children.
- ❖ On average, PH residents pay more than \$300 a month in rent and utilities.
- ❖ The average length of stay for non-elderly/non-disabled households is approximately 4 years.

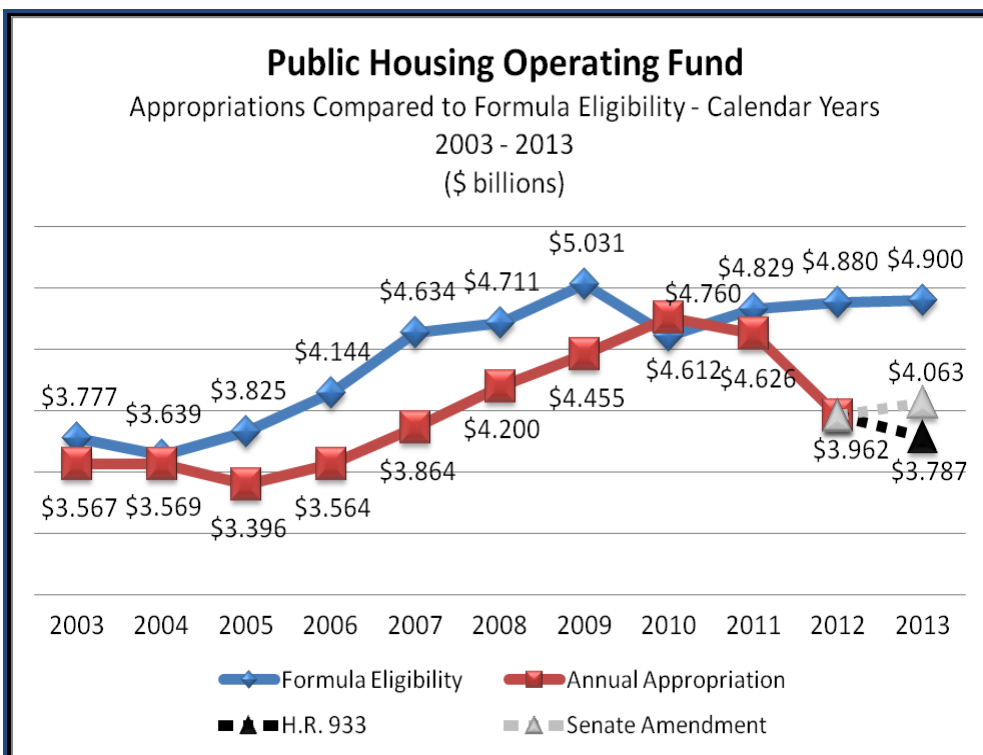
At a Glance: Public Housing Funding

The Public Housing Capital Fund provides funding to PHAs for development, financing, rehabilitation, and preservation of Public Housing. It also supports efforts toward helping residents achieve economic self-sufficiency.

The Capital Needs Assessment conducted by Abt. Associates in 2010 estimated that the public housing stock had a backlog of nearly **\$26 billion in unmet physical needs**. Furthermore, the study estimated that approximately **\$3.4 billion would be required to keep pace** with the portfolio's annually accruing needs.



For FY 2013, PHAs will receive only about 50% of the funding necessary to keep pace with the accrual of physical needs of their properties. Such inadequate funding levels put the future of the Public Housing stock at risk.



The Public Housing Operating Fund subsidizes the day-to-day operations of public housing including property management, maintenance, services, and security. These activities are essential to ensuring a quality living environment for residents. Without sufficient funding, maintenance is deferred, services are reduced, and PHAs are unable to ensure residents a high quality of life.