Dear Senator/Representative:

The Public Housing Authorities Directors Association (PHADA) has proposed a common sense plan to cope with a severe and continuing shortfall of federal funds that the _____________ Housing Authority has experienced, a situation that threatens our ability to house the most vulnerable people in our community. For eight of the last 12 years, the appropriations for operating and capital funds have been far less than what is needed as calculated by the federal government’s own formula. We’re asking that you support PHADA’s “Proportionality Plan.”

The Proportionality Plan requires no new appropriations. It is based on the principle that, when the federal government only partially funds public housing, housing agencies should be required to comply only partially with certain, specific regulations. In years when capital and operating fund funding fall below a 90 percent proration, housing authorities could choose from a menu of options that permit regulatory waivers and result in additional income or savings.

Housing authorities would choose only those menu items that work in their local rental market and have the least effect on public housing residents. The menu of options would be temporary and depend on the amount of annual appropriations received.

Public housing is highly regulated by government at all levels, yet it continues to provide some of the least expensive housing available. We’re asking for relief from restrictive federal regulations so that we can continue to house the elderly and disabled, low-wage workers, families with children, and those who just need time to achieve economic self-sufficiency.

The Proportionality Plan brochure provides more details and is available at: www.phada.org. Please let me know if you have any questions or require additional information about this matter.

Sincerely,

[Name]
[Housing Authority Name]
[Address]