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FOR IMMEDIATE RELEASE

Most Americans Favor HUD Despite Doubts of its Efficacy, Reveals Novogradac & Company LLP's 2nd Annual Affordable Housing Survey

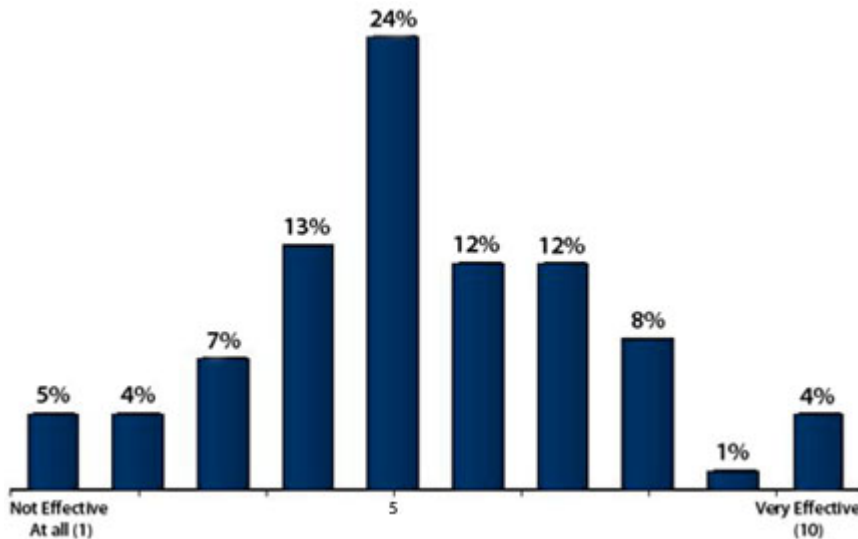
SAN FRANCISCO—While most Americans hold a favorable impression of the U.S. Housing and Urban Development Department (HUD), most do not necessarily find the federal agency to be very effective in providing aid to low-income families in need of affordable housing, revealed a Novogradac & Company LLP survey. Novogradac & Company LLP, a national certified public accounting firm specializing in affordable housing issues, sponsored this 2nd Annual Affordable Housing Survey, conducted by Alexandria, Va.-based Public Opinion Strategies, April 6-11.

Of the 800 Americans polled, 45 percent held a positive image of HUD, while 21 percent did not. The remaining 34 percent either had no opinion or had never heard of the 34-year-old government agency. These findings are similar to those found in last year's survey, where the number of Americans with a favorable impression of HUD (49 percent) was more than double the number of people with an unfavorable impression (23 percent).

"These consistent results clearly show most Americans endorse HUD's mission: providing quality, affordable housing," said Michael J. Novogradac, CPA, managing partner at Novogradac & Company LLP. "But most respondents believe the agency can improve its delivery of housing services for low-income families."

Although the overall image of HUD was positive, the survey found that most Americans did not firmly settle on its degree of efficacy. Respondents were asked to rate HUD's effectiveness on a scale of 1-to-10, with 1 being "not effective at all" and 10 being "very effective." Four percent of those polled thought HUD was extremely effective, while 5 percent found the agency not effective at all. The overwhelming majority of respondents' opinions lay right in the middle, with 23 percent giving HUD a rating of 5.

Effectiveness of US Department of Housing and Urban Development



On a scale of 1 to 10, with 10 being "very effective" and 1 being "not effective at all," 800 persons responded to this question: "How effective do you find the U.S. Department of Housing and

Urban Development in providing aid to low-income families to find affordable housing?"

The lack of Americans finding the agency "very effective" may be driven in part by the general rise in housing costs and by numerous media reports of problems at some public housing communities, said Novogradac. In addition, the increase in time spent by low-income families on HUD subsidized housing waiting lists coupled with the decrease in the number of subsidized housing units nationwide contributes to the low effectiveness rating, he said.

When broken down by subgroups, the survey found that more women had a favorable impression of HUD than men, more blacks than whites and more Democrats than Republicans. Forty-eight percent of women had a favorable impression of the agency, compared to 42 percent of men. Sixty-one percent of blacks had a favorable impression, compared to 44 percent of whites. Sixty-one percent of Democrats polled had a favorable impression of the agency, compared to 37 percent of Republicans. Respondents ages 55 to 64 were most supportive of the agency, followed by 45 to 54 year olds.

The San Francisco-based Novogradac & Company LLP is a national certified public accounting and consulting firm that specializes in affordable housing. With offices in San Francisco; Los Angeles; Atlanta; Austin, Texas; and Columbus, Ohio; Novogradac & Company LLP maintains clients in a broad range of industries including real estate and services.