



CENTER ON BUDGET AND POLICY PRIORITIES

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LOCAL CONSEQUENCES OF HUD'S FISCAL YEAR 2004 VOUCHER FUNDING POLICY

The table below lists effects that HUD's fiscal year 2004 housing voucher funding policy has had on individual local and state housing agencies and the families they serve. For additional information on HUD's policy and the reasons it has resulted in funding shortfalls, see [*Further Action By HUD Needed to Halt Cuts In Housing Assistance for Low-income Families*](#), available on the internet at <http://www.centeronbudget.org/4-26-04hous.htm>.

The information in the table was gathered by the Center on Budget and Policy Priorities, the National Low Income Housing Coalition, and the Council of Large Public Housing Authorities. The agencies listed here are those for which information is available and that are expecting a shortfall due to HUD's policy; they are not a representative sample of housing agencies as a whole, and the table is not a complete listing of the adverse consequences of HUD's policy. A description of the sources and methods used to compile the information in the table is provided at the bottom of the table.

Some of the terms in the "Consequences of HUD Policy" column describing measures taken by local and state housing agencies are somewhat technical. The attached glossary defines and describes the impact of the following measures:

- Freezing turnover vouchers
- Withdrawing vouchers from families that are searching for housing
- Terminating vouchers
- Reducing the voucher payment standard
- Freezing or reducing rents
- Raising minimum rents
- Using "preferences" to serve higher-income families
- Restricting portability
- Providing fewer project-based vouchers
- Reducing participation in the Family Self-Sufficiency program

Local or State Housing Agency	Number of Authorized Vouchers	Consequences of HUD Policy
Alabama		
Huntsville Housing Authority	1,189	Expects funding shortfall of \$350,000. May reduce number of vouchers by attrition or termination.
Tuscaloosa Housing Authority	1,156	Expects \$152,000 shortfall through December. Considering lowering payment standard or setting preference for working families.
California		
Housing Authority of the City of Alameda	1,625	<p>Due to the retroactivity of HUD's new funding policy to January 1, the agency received insufficient federal funds to make June payments on behalf of most of the 1,659 families then receiving housing voucher assistance. To meet the \$3 million shortfall (which was due in part to HUD's new policy and in part to overleasing), the city and the agency used \$2.4 million of non-HUD funds reserved for repairs and improvements to other low-income housing and all of the agency's \$600,000 of Section 8 administrative fee reserves.</p> <p>Due to the ongoing shortfall of \$200,000 per month compared with actual costs, the agency notified 239 families that their Section 8 assistance would be terminated at the end of June. (Families receiving termination notices were those that had last entered the program.) The number of families whose assistance was actually terminated beginning July 1 was reduced to 108, due to families leaving the Alameda program in June (some of whom were able to transfer their vouchers to other agencies) and owners' voluntary rent reductions. For July, the City of Alameda used a portion of its federal HOME funds to keep these 108 families in their homes. These families are likely to lose their housing after August 1 unless HUD provides additional funds. In addition, for the remainder of 2004 Alameda will be unable to provide voucher assistance to the full number of authorized families due to insufficient funding.</p>
Benicia Housing Authority	372	Increasing minimum rent and requiring more frequent recertification of family income.
Butte County Housing Authority	1864	\$671,040 shortfall for 2004. Lowering voucher payment standard (requiring some families to pay more for rent). Sending termination notices in July to terminate some families' vouchers effective September 1 (likely due to overleasing in fiscal year ending 9/30/04). Will use local funds to cover families' rent for September and hope to be able to reinstate them in the voucher program after October 1.

Local or State Housing Agency	Number of Authorized Vouchers	Consequences of HUD Policy
Contra Costa Housing Authority	6,687	Actual per-voucher cost more than \$40 per month over HUD's reimbursement rate. Reducing voucher payment standard and freezing issuance of new vouchers.
Fresno Housing Authorities	11,764	Expecting shortfall of about \$19 per voucher per month. Reducing voucher payment standard and prohibiting moving with vouchers to other communities.
Imperial Valley Housing Authority	1,607	Actual costs are about \$15 per voucher per month above HUD's reimbursement rate, for an anticipated shortfall through end of year of \$372,200. Considering lowering voucher payment standard, raising minimum rents from \$25 to \$50, refusing portability, and asking landlords to contain rents.
Housing Authority of Kern County	3,228	Reducing voucher payment standard, which may require residents to pay more of their income for rent. Asking landlords to voluntarily freeze rents through the end of the year, but many landlords are resisting. May not approve rent increases above HUD's inflation factor or for landlords who have had an increase in the past 12 months. Considering restricting portability moves to higher cost areas if lawful. The county will have to use about \$500,000 of its reserves to balance the budget by year's end.
Kings County Housing Authority	688	Will probably start targeting higher income families for new vouchers. Denying families' right to use vouchers to move to other areas.
Lake County Housing Commission	224	Anticipate shortfall of \$120,000 for the year. Lowering payment standard effective August 1.
Long Beach Housing Authority	6,280	Received a \$2.9 million loan from the City's HOME rental rehabilitation program, allowing it to rescind its June 1 decision to cancel more than 4,000 Section 8 contracts and reissue them under new terms, which would have meant raising tenants' rent payments an average of \$90 as of August 1. (Funding shortfall was in part a result of overleasing for fiscal year ending June 30, 2004.) Reduced maximum rent for families moving to new units. (Reduced payment standard takes effect for tenants in place after about one year.)
Housing Authority of the City of Los Angeles	44,022	Reduced voucher payment standard from 110% of the 50 th percentile to 100% of the 40 th percentile. Imposed a minimum rent of \$50.
Los Angeles County Housing Authority	20,275	Reduced payment standard.

Local or State Housing Agency	Number of Authorized Vouchers	Consequences of HUD Policy
Housing Authority of the County of Monterey	3,770	Shortfall of about \$500,000 for year. Reduced payment standard effective June 1. Denying families' right to use vouchers to move to more expensive areas and limiting families to one move annually.
Napa Housing Authority	1,174	May terminate up to 85 families if it does not receive additional HUD funds. Using administrative fee reserves and HOME funds to avoid terminations as long as possible. Denying portability moves. Stopped issuing vouchers in May. Froze new admissions to Family Self Sufficiency program. Lowered payment standard.
Oakland Housing Authority	10,754	Freezing issuance of vouchers.
Oxnard Housing Authority	1,640	Shortfall of about \$800,000 for year. Reducing payment standard except for one-bedroom units, limiting rent increases, denying moving vouchers for families seeking to leave project-based units, and considering limitations on portability moves.
Roseville Housing Authorities	562	Shortfall of nearly \$300,000. Have stopped issuing vouchers and are considering lowering voucher payment standard.
Sacramento Housing and Development Agency	10,989	Anticipate shortfall of \$8 million by end of year due to HUD funding at \$60 - \$70 below actual cost per voucher per month. Increasing minimum rents from \$0 to \$50. Canceling or reducing 216 project-based voucher contracts as of June 30, 2004. Have frozen issuance of new vouchers to cure overleasing.
San Diego (city) Housing Commission	12,034	Anticipate shortfall of \$2.3 million by end of year. Lowering payment standard and reducing rents by 2.2 percent.
Oceanside Housing Authority	1,313	Expect shortfall. Reduced voucher payment standard effective July 1.
Housing Authority of San Luis Obispo	1,823	Expects shortfall. Lowering payment standard.
Housing Authority of City of Santa Barbara	1,955	Expecting shortfall. May not approve moves to higher cost units.
Housing Authority of Santa Clara County	9,527	Received additional funding from HUD to make subsidy payments in June, but still facing future shortfalls.
Santa Rosa Housing Authority	1,367	Frozen issuance of new vouchers.
Sutter County Housing Authority	803	May lower payment standard and would like to restrict portability moves to higher cost areas if HUD continues to pay based only on local rent costs.
Tehama County Housing Authority	144	Considering lowering payment standard.
Yolo County Housing Authority	1,466	Reducing the number of vouchers from authorized level of 1,466 to 1,383 to meet funding shortfall. Revoked vouchers from families searching for housing if landlords had not yet signed the final documents.

Local or State Housing Agency	Number of Authorized Vouchers	Consequences of HUD Policy
Colorado		
Aurora Housing Authority	1,083	Shortfall of \$311,704 by December. Lowering payment standard. Considering terminating 60 vouchers, reducing rents, freezing vouchers, refusing portability.
Colorado Division of Housing	2,392	Freezing issuance of new vouchers. They will cut 30-40 vouchers by attrition to compensate for inflation and may increase the minimum rent to \$50.
Summit Housing Authority	49	Freezing issuance of new vouchers.
Connecticut		
East Hartford Housing Authority	312	Shortfall of \$67 per unit per month. Anticipates total shortfall of \$180,000 for subsidy payments and has notified owners it will likely reduce subsidy payments (increasing amount tenants will have to pay), and will terminate some families' vouchers.
Greenwich Housing Authority	343	Anticipates shortfall of about \$500,000 for the year. If funding situation does not change, it expects it will have to reduce subsidy payments before the end of the year, which is likely to make it difficult for families to use vouchers in Greenwich due to high housing costs.
Milford Housing Authority	266	Shortfall of \$107.59 per unit per month. Imposing minimum rent. Canceled plan to project-base about 30 vouchers in supportive housing project for the homeless and to use other vouchers for one-year transitional housing for the homeless. Likely to have to terminate vouchers for current tenants. Will probably use a lottery to decide which vouchers to terminate.
Willimantic Housing Authority	395	Shortfall of \$45 per voucher per month. Anticipates shortfall of more than \$200,000. Increased minimum rents, and refusing rent increases for owners. Anticipates some owners will refuse to renew leases without rent increases, due to increasing property taxes and utility costs.
Waterbury Housing Authority	2,052	Facing a \$36,900 monthly shortfall, resulting in at least 67 families who could be eliminated from the program.
Delaware		
New Castle County Housing Authority	1,725	Shortfall of more than \$43 per voucher per month, or more than \$650,000 for the year. Lowered payment standard. Froze issuance of vouchers beginning May 1 despite being significantly underleased.
District of Columbia		
District of Columbia Housing Authority	8,736	Facing more than a \$4 million shortfall this year. As of June 17, still determining what steps they will take to deal with the cuts, but it is likely that no turnover vouchers will be issued and that other cost-cutting steps will be taken.
Florida		
Avon Park Housing Authority	25	Anticipate shortfall by end of year. Lowering payment standard.

Local or State Housing Agency	Number of Authorized Vouchers	Consequences of HUD Policy
Bartow Housing Authority	55	Stopped issuing allocated vouchers.
Clearwater Housing Authority	1,056	Proposing to increase minimum rent from \$1 to \$50. Considering refusing portability to other areas.
Deland Housing Authority	549	Shortfall of \$260,000 by end of year. Lowering payment standard by \$126. Froze issuance of turnover vouchers. Denying families' right to move out of the jurisdiction with vouchers. Restricting unit size allowed.
Flagler County Housing Authority	180	Families may not move out of the county with their vouchers if the move would increase subsidy cost. Will reduce number of bedrooms allowed. Considering lowering payment standard from 110% to 90% of FMR.
City of Green Cove Springs Housing Authority	148	Shortfall of \$26 per voucher per month. No definite decisions about possible actions.
Jacksonville Housing Authority	6,386	Shortfall expected. Increasing minimum rent. May freeze issuance of turnover vouchers.
Lake County Housing Agency	282	Expecting shortfall but amount unknown; no adverse actions at this point.
Marianna Housing Authority	117	Shortfall of more than \$50 per voucher per month. Proposing to limit portability to other areas.
Pahokee Housing Authority	36	Expect shortfall of approximately \$8,000 by end of year. Proposing to not allow rent increases. Proposing to not allow portability. Considering establishing or increasing minimum rents
Panama City Housing Authority	418	Expect funding shortfall of \$60,589 by end of year. Increasing minimum rent from \$30 to \$50. Freezing issuance of vouchers. Refusing portability to other areas.
City of Pensacola Housing Department	603	Expect a funding shortfall of \$95,927 by fiscal year end on September 30. Lowering payment standard. Increasing minimum rent from \$25 to \$50. Moratorium on portability.
Seminole County Housing Authority	334	Shortfall expected. Decided against earlier plan to terminate vouchers, instead reducing payment standards to 90% of FMR (which will likely increase tenant rent payments and could make vouchers more difficult to use).
Sumter County Housing Department	132	Expect shortfall by end of year. May borrow from General Funds and use administrative fee reserves. Proposing to increase minimum rent from \$0 to \$50. Freezing voucher issuance. Have taken back five vouchers from people searching for units.
Volusia County	322	Expect shortfall by end of year.
Walton County Housing	364	Expect shortfall of \$10,000 by end of year.
Illinois		
Aurora Housing Authority	800	Losing \$700,000 due to new funding policy. May reduce number of families served by more than 80.

Local or State Housing Agency	Number of Authorized Vouchers	Consequences of HUD Policy
Housing Authority of Elgin	913	Termination notices dated June 30, effective July 31, 2004, sent to 32 families, stating agency has insufficient funds to provide continued assistance. Available HUD data show per unit shortfall of about \$50 per voucher per month.
Madison County Housing Authority	916	Has been using public housing and other funds to cover voucher funding shortfall, but cannot continue. Termination and withdrawal of vouchers will begin on Aug. 1. Terminations for approximately 130 individual voucher recipients.
Peoria Housing Authority	1,726	Per unit shortfall of \$20.46, for total expected shortfall of \$480,000. Reserves may be sufficient to avoid program cuts.
Indiana		
Indianapolis Housing Authority	7,519	Lowering payment standard.
Lafayette Housing Authority	1099	Expecting shortfall. Lowering payment standard effective August 1. If needed, it will freeze issuance of vouchers and take back vouchers from searchers.
Iowa		
Area XV Multi-County Housing Authority (Appanoose, Davis, Jefferson, Keokuk, Lucas, Mahaska, Monroe, Van Buren, Wapello, and Wayne Counties)	354	Shortfall of \$74,027 through 2004. Considering lowering payment standard, increasing minimum rents, freezing issuance of new vouchers, and refusing portability.
Central Iowa Regional Housing Authority (Boone, Dallas, Jasper, Madison, Marion and Story Counties except cities of Ames and Knoxville)	725	Shortfall of \$18 per voucher per month. Lowering payment standard effective July 1, denying moves with vouchers if increase subsidy costs, and reducing of bedrooms allowed.
City of Dubuque	1,018	Expects shortfall. Considering lowering payment standard, increasing minimum rents, and refusing portability.
Iowa City Housing Authority	1,149	Will likely have to reduce families assisted if it doesn't succeed at increasing inflation adjustment in July appeal.
Spirit Lake Low Rent Housing Agency	100	Expects shortfall. Considering lowering payment standard and refusing portability if HUD permits.
Kansas		
Hutchinson Housing Authority	221	Shortfall of \$71,000. Lowered payment standard and imposed a minimum rent effective July 1.
Kentucky		
Kentucky Housing Corporation (operates in 85 of state's 120 counties)	4,741	Shortfall of about \$50 per voucher per month, or about \$2.8 million for calendar year. May lower payment standard. To ameliorate overleasing problem, terminating families technically still on program but not receiving subsidy payments due to income.
Maine		
Portland Housing Authority	1,718	Froze issuance of new vouchers. May reduce number of families served by 65 – 75.

Local or State Housing Agency	Number of Authorized Vouchers	Consequences of HUD Policy
Maine State Housing Authority	3,990	Expects shortfall of \$480,000 by end of 2004; can temporarily cover with reserve funds.
Maryland		
Baltimore County Housing Authority	5,403	Shortfall expected but will use reserves to cover. No planned adverse actions at this point.
Housing Authority of Calvert County	314	Shortfall of more than \$120,000 expected by end of 2004. Denying rent increases.
Cecil County Housing Agency	539	Shortfall of \$131,000 expected by end of 2004. Lowering payment standard and increasing minimum rent.
Easton Housing Authority	139	Expect shortfall. Considering lowering payment standard and increasing minimum rent.
Housing Opportunities Commission (Montgomery County)	5,662	Expects \$400,000 shortfall by end of 2004. Proposing lowering payment standard from \$1,340 to \$1218, raising minimum rents from \$25 to \$50, and more frequent income recertifications.
St. Michaels Housing Authority	20	Expects shortfall. Lowering payment standard, and increasing minimum rent.
Massachusetts		
Massachusetts Department of Housing and Community Development (statewide)	18,422	Narrowly averted terminating vouchers of more than 600 households in June when HUD changed method of calculating inflation factor. Uncertain if it will have shortfall later in calendar year 2004. Lowering payment standard.
Acton Housing Authority	155	Currently not issuing vouchers. May increase minimum rent.
Andover Housing Authority	127	Planning to reduce rents by 5.8%.
Boston Housing Authority	10,746	Reduced rents 7%, though allowing landlords to appeal, and reduced payment standard. Canceled some project-based voucher contracts. Using non-HUD funds to help meet shortfall.
Brockton Housing Authority	829	Estimates shortfall of approximately \$800,000.
Cambridge Housing Authority	1,965	Lowering payment standard and freezing issuance of vouchers. (Agency is part of Moving to Work demonstration for part but not all of its vouchers.)
Dedham Housing Authority	404	Shortfall of nearly \$50,000 by end of 2004. Lowering payment standard.
Fall River Housing Authority	2,431	Estimates shortfall of \$372,000. Taking back 47 vouchers from searchers.
Fitchburg Housing Authority	177	Estimates shortfall of about \$75,900.
Gloucester Housing Authority	573	Estimates \$292,672 shortfall. Lowering payment standard, freezing issuance of vouchers.
Leominster Housing Authority	273	Estimates shortfall of \$45,000.
Marlboro CDA – Housing Division	135	Lowering payment standard and freezing issuance of new vouchers.
Medford Housing Authority	987	Expects shortfall. Recalled 20 vouchers from searchers.
Melrose Housing Authority	240	Estimates shortfall of \$162,950. Taking back 8 vouchers from searchers.

Local or State Housing Agency	Number of Authorized Vouchers	Consequences of HUD Policy
New Bedford Housing Authority	1,595	Lowering payment standard, recalling vouchers from searchers, and freezing issuance of vouchers.
North Adams Housing Authority	313	Taking back vouchers from 19 searchers and freezing issuance of new vouchers.
North Andover Housing Authority	133	Estimates shortfall of \$117,953.
Quincy Housing Authority	945	Sent letters to 945 landlords and tenants telling them there would be no June rent payments. As a result, about 40 landlords have indicated they will leave the program. In late June it received sufficient funds from HUD to pay owners about 70% of funds owed. No future plans have been made.
Somerville Housing Authority	1,034	Shortfall of \$70 per voucher per month. Freezing issuance of turnover vouchers.
Springfield Housing Authority	2,485	Shortfall of \$775,320 expected by end of 2004. Lowering payment standard, canceling contracts for 23 project-based vouchers.
Wakefield Housing Authority	331	Estimates shortfall of about \$396,000.
Michigan		
Jackson Housing Commission	475	Reducing voucher payment standards. One bedroom voucher will decrease by \$86/month; 4-bedroom voucher by \$152/month. Minimum rents will increase to \$50 from \$25.
Minnesota		
Bloomington Housing and Redevelopment Authority	525	Expects shortfall of about \$40,000. Lowering payment standard.
Dakota County Housing and Redevelopment Authority	2,202	Withdrawn vouchers from 20 families searching for new units and prohibiting moves to more expensive units. Reduced payment standards effective June 1. Adopted \$50 minimum rent. Using HOME funds and local property tax revenue to cover remaining shortfall.
Detroit Lakes Housing and Redevelopment Authority	167	Shortfall of \$43,000 will require agency to serve 17 fewer families. Will not reissue vouchers when families leave the program.
Duluth Housing and Redevelopment Authority	1,230	Estimated shortfall of about \$400,000. Reducing payment standard an average of 7.8%, or about \$46 per month per unit. (Unless landlords cover the increase, renters will have to make up the difference). Not allowing families to make portability moves out of the jurisdiction. Implementing a \$50 minimum rent payment, not allowing new FSS participants or new homeownership program participants, and freezing issuance of new vouchers on turnover.

Local or State Housing Agency	Number of Authorized Vouchers	Consequences of HUD Policy
Kandiyohi County Housing and Redevelopment Authority	327	Lowering payment standard and requesting waiver from HUD to implement for all families on September 1, 2004. Increasing minimum rent to \$50. Denying portability moves if will increase costs. Asking HUD for waiver of extremely low-income targeting. Board will consider whether to adopt admissions preference for working families (with equal preference for elderly and disabled as required by HUD regulations).
Metropolitan Council Housing and Redevelopment Authority (serving suburban Ramsey, Hennepin Counties and Anoka and Carver Counties)	5,856	Lowering voucher payment standard by 5% - 7% (larger reductions for larger units). May require tenants to pay additional rent in current units and will affect movers. No rent increases for owners. Moves permitted only to units with same or lower rent.
Minneapolis Public Housing Authority	4,836	Reduced voucher payment standards effective July 1, 2004 and implementing reductions in subsidy payments for all tenants at next annual reexamination. Many tenants will have to pay more of their income for rent. No rent increases for owners will be approved. Recalling vouchers from families searching for units and freezing issuance of new vouchers. Reducing bedroom size allowed.
Olmsted County Housing and Redevelopment Authority	522	Due to shortfall of \$137,000, sent termination notices to 48 families effective August 1, 2004. After notices were sent, the city and county have contributed some local funds. Agency hopes to raise other private funds to be able to rescind the terminations. Also have reduced voucher payment standards and restricted families from moving to other areas that would increase voucher costs.
Red Wing Housing and Redevelopment Authority	169	Expecting shortfall of about \$30 per voucher per month. Froze issuance of new vouchers and withdrew vouchers from families searching for housing. Considering denying any rent increases and moves outside of jurisdiction.
St. Paul Public Housing Agency	3,984	Facing a \$3 million yearly shortfall. On June 23, the SPPHA approved a 7% across-the-board reduction in rents to owners, effective Sept. 1. If owners do not wish to renew leases in light of the rent reduction, tenants will have to move out and try to find another landlord who will accept the reduced rent payments. Reducing voucher payment standard. Freeze on issuance of new vouchers, including to families moving out of units with project-based voucher assistance. Agency is diverting funds from other initiatives such as employment and homeownership programs to help offset the shortfall.
Scott County Housing and Redevelopment Authority	241	Expects shortfall of \$50,000 for subsidy payments by end of 2004. Lowering payment standard. Proposing establishing minimum rent, denying rent increase requests and freezing issuance of new vouchers.

Local or State Housing Agency	Number of Authorized Vouchers	Consequences of HUD Policy
Missouri		
Excelsior Springs Housing Authority	166	Expect shortfall of about \$75 per unit per month. Lowering payment standard, freezing issuance of turnover vouchers, and refusing portability moves. If these measures plus reserves are not sufficient, may have to terminate 15 to 20 vouchers.
Hannibal Housing Authority	168	Expects shortfall of \$9.15 per voucher per month. May refuse to allow families to moves to other jurisdictions if consistent with HUD regulations.
Jefferson City Housing Authority	231	Expects shortfall of about \$23 per voucher per month. Has stopped issuing vouchers (previously issued about 10 each month). Lowering payment standard, increasing minimum rent, freezing rent increases, refusing portability moves. Considering terminating vouchers of families that have moved to more expensive jurisdictions.
Kansas City Housing Authority	7,510	Lowering payment standard and increasing minimum rent.
Liberty Housing Authority	343	Expects shortfall of more than \$15 per voucher per month, totaling more than \$80,000 by the end of 2004. Freezing issuance of turnover vouchers.
Lincoln County Housing Authority	2,734	Expects shortfall. Froze issuance of vouchers in March and in May withdrew vouchers from about 20 families looking for housing. Lowering payment standard, establishing minimum rent, refusing portability moves to new jurisdictions unless new agency will “absorb” the voucher, requiring a parent and a child to share a bedroom.
Phelps County Housing Authority	756	Expects shortfall of nearly \$9 per voucher per month. Lowering payment standard, refusing portability moves (unless absorbed); increasing minimum rent. Considering limiting rent increases to flat percentage.
Housing Authority of St. Louis County	6,237	Expects \$1,880,000 shortfall by December, and does not have sufficient reserves to cover. Reducing costs by lowering payment standard, increasing minimum rent, and denying rent increases. Temporary freeze on voucher issuance. Agency is uncertain what other steps it will take if it does not receive additional funds from HUD.
Scotland County Housing Authority	329	Lowering payment standard, establishing minimum rent, and freezing issuance of turnover vouchers. On May 1 suspended vouchers of families searching for new units.
Sedalia Housing Authority	70	Expects shortfall of more than \$34 per voucher per month. Lowering payment standard, set minimum rent at \$50.
Montana		
Montana Dept of Commerce	3,653	Reducing payment standard by 12-14%, or about \$30-80/month. Setting minimum rent at \$50, which will affect 488 households.

Local or State Housing Agency	Number of Authorized Vouchers	Consequences of HUD Policy
Nebraska		
Beatrice Housing Authority	161	Average costs exceed HUD payments by more than \$10 per voucher per month. Proposing to freeze issuance of turnover vouchers and refuse portability.
Douglas County Housing Authority	939	Expects \$122,000 shortfall. Refusing portability moves as of June 15.
McCook Housing Agency	73	Expects shortfall of more than \$20,000. Will likely deny portability of vouchers, and raise minimum rent from \$25 to \$50; the agency is awaiting its board's decision on this action. May have to reduce number of families assisted by at least 11.
Omaha Housing Authority	3,698	Estimates shortfall of \$900,000 to \$1 million. Making recommendations to board to raise minimum rent (from \$25 to \$50) and limit portability to reduce number of higher rent placements.
New Hampshire		
New Hampshire Housing Finance Authority (operates statewide and administers about 30% of the state's vouchers)	224	Estimates annual shortfall of approximately \$1.2 - \$1.7 million. HUD provided additional funding enabling agency to pay June rents, but agency has no remaining reserves. Reduced payment standards effective June 1, 2004. Has frozen issuance of turnover vouchers. Suspended vouchers from 30 families who had not yet signed leases under Section 8; these families are receiving temporary assistance from their local governments and may be permitted to use their vouchers beginning August 1 if they can find qualifying units under the new reduced payment standards. Closed admission to Family Self-Sufficiency program. If HUD does not provide additional funding agency will have to take other actions to close funding gap.
Nashua Housing Authority	758	Lowering payment standard, increasing minimum rent to \$50.
New Jersey		
Englewood Housing Authority	501	Estimates shortfall at nearly \$48 per voucher per month. Will reduce number of families assisted by at least 20 below authorized level through attrition. Increasing minimum rent.
Madison Housing Authority	190	Expects shortfall. Freezing voucher issuance. May terminate some vouchers.
Newark Housing Authority	5,348	Freezing voucher issuance.
Secaucus Housing Authority	250	Estimates shortfall of \$75 per voucher per month, totaling about \$200,000 by end of 2004. Lowering payment standard by \$163 (for 2-bedroom unit) and freezing issuance of turnover vouchers. May terminate some 30 portable vouchers.

Local or State Housing Agency	Number of Authorized Vouchers	Consequences of HUD Policy
Woodbridge Housing Authority	405	Notified 71 families on May 1 that their voucher subsidies would be terminated when current leases expired due to insufficient funds. (Families affecting had leases expiring July 1 – September 1, 2004). Terminations have begun to take effect. Funding shortfall due in part to agency leasing more than its authorized number of vouchers and in part to HUD policy of funding vouchers based on May-July 2003 costs with inflation. To reduce costs, lowering payment standard. Issuance of turnover vouchers has been frozen since late 2003 due to overleasing.
New York		
Babylon Housing Authority	761	Shortfall of \$152 per voucher per month. Has ceased issuing vouchers and have already reduced number of families served by 20 families.
City of Beacon Housing Authority	129	Expect shortfall of more than \$70,000 by end of 2004. Freezing issuance of vouchers (though only 92% leased). Withdrew vouchers from 8 families searching for housing.
Binghamton Housing Authority	437	Expect shortfall of \$102,000 by end of 2004. Freezing issuance of vouchers (though underleased); considering lowering payment standard.
Town of Brookhaven Housing Authority	797	Estimates \$752,231 shortfall for 2004. Reserves will not be sufficient to cover. Increasing minimum rent from \$25 to \$50. Considering adopting admissions preference for working families to reduce subsidy costs.
Christopher Community, subcontractor administering Section 8 voucher program for 32 towns and villages in Onandaga County	585	Freezing issuance of new vouchers.
Erie County Public Housing Authority Consortium	4,457	Expect shortfall. Increasing minimum rents and asking landlords to keep rents down.
Town of Hempstead Department of Urban Renewal	423	Freezing vouchers; proposed: lowering payment standard and increasing minimum rent.
Mamaroneck Housing Authority	387	Facing a \$115,000 shortfall for the year—at least \$20 per voucher per month.
New Rochelle Municipal Housing Authority	1,107	Estimates its shortfall at \$425,000. No new vouchers issued.
New York City Housing Authority	89,694	Estimates \$55 million shortfall. No firm decisions on cost-savings measures pending appeal process. Freezing issuance of new vouchers.
City of North Tanawanda Public Housing Authority	441	Expect shortfall of \$20,000 by end of 2004. Increasing minimum rent.
Rochester Housing Authority	6,482	Possible shortfall of nearly \$400,000 for 2004 but at this point will cover with reserves.

Local or State Housing Agency	Number of Authorized Vouchers	Consequences of HUD Policy
NY State Division of Housing and Community Renewal (operates throughout most of state through contractors)	29,980	Will increase minimum rents from zero to \$50 effective 9/1. Moratorium on issuing turnover vouchers.
North Carolina		
Asheboro Housing Authority	783	Expects shortfall of nearly \$17 per voucher per month. Reducing 15 vouchers by freezing turnover vouchers, establishing minimum rent, denying owners' requests for rent increases, and refusing portability.
Eastern Carolina Human Services Agency	737	Denying portability moves to higher cost areas; may increase minimum rent.
Greensboro Housing Authority	2,598	Lowering payment standard, increasing minimum rent, refusing portability to higher-cost markets.
Johnston County Housing Authority	619	\$25,000/month shortfall. Reserves unlikely to be sufficient to cover shortfall through end of 2004.
Wilmington Housing Authority	1,572	Estimate \$1 million shortfall by the end of agency's current fiscal year. To cut costs, issuing turnover vouchers that cost less by preferring disabled/elderly applicants (who usually require only a one bedroom voucher) and by selecting full 25 percent of new vouchers to applicants who are not extremely low-income.
North Dakota		
Stutsman County Housing Authority	48	Expects shortfall of more than \$100,000 by the end of 2004. Temporarily refusing portability, and proposing to lower payment standard, establish minimum rent of \$50, and stop escrow payments to non-mandatory FSS participants.
Ohio		
Akron Metropolitan Housing Authority	3,983	Freezing issuance of new vouchers and reducing voucher payment standard as of 07/01/04. Also reducing number of bedrooms allowed and adopting admissions preferences for higher income families.
Athens Metropolitan Housing Authority	698	As of July 1, the agency is short funds to pay for 100 of 698 vouchers.
Bowling Green Housing Authority	119	Expect shortfall of \$30,000 by end of 2004. Lowering payment standard. Proposed establishing minimum rent; considering freezing vouchers.
Cincinnati Metropolitan Housing Authority	7,748	Increasing minimum rent.
Columbus Housing Authority	9,735	Received sufficient additional reserves from HUD to avoid terminating vouchers. To reduce future costs, denying rent increases, lowering payment standards effective 7/1/04, and preferring smaller families for reissued vouchers.

Local or State Housing Agency	Number of Authorized Vouchers	Consequences of HUD Policy
Cuyahoga Metropolitan Housing Authority	13,502	Expects shortfall of \$8,800,000 by end of 2004. Lowering payment standard and not allowing rent increases. May impose minimum rent. Froze issuance of turnover vouchers.
Lake Metropolitan Housing Authority	1,358	Notified landlords they would not be accepting rent increases.
Lucas Metropolitan Housing Authority	3,723	Lowering payment standard, increasing minimum rent, preferring higher income families for admission.
Oregon		
Housing Authority of Portland	7,445	Will reduce number of families served by about 150 through attrition if don't prevail on appeal.
Northwest Oregon Housing Authority	1,075	News media reported in early May that agency sent termination notices to 110 households, but status has not been confirmed.
Pennsylvania		
Bethlehem Housing Authority	491	Drawing on reserves to pay \$19,000 monthly shortfall. Potential to cut back number of vouchers issued if they cannot get additional funding from HUD.
Chester Housing Authority	1,433	Lowering voucher payment standard, increasing minimum rent and freezing issuance of new vouchers.
Lebanon County Housing Authority	625	Expect shortfall of nearly \$120,000 by end of 2004. Freeze on rent increases; considering lowering payment standard. Will reissue vouchers on turnover but will not try to lease currently unutilized vouchers (about 3% of total).
Rhode Island		
Providence Housing Authority	2,276	Lowering payment standard, recalling vouchers from families searching for units and freezing issuance of new vouchers.
Rhode Island Housing	1,377	Expect shortfall of about \$13,000. Likely to deny rent increases to owners that exceed HUD's inflation factor, regardless of reasonableness in individual case, and to freeze voucher payment standard even if HUD increases the FMR in October. Concerned that these changes will make vouchers more difficult to use (and currently using only 85%).
Woonsocket Housing Authority	666	Expect shortfall of nearly \$30,000 for 2004. Reducing voucher payment standard and increasing minimum rent from \$25 to \$50. Freezing issuance of new vouchers.
South Carolina		
Housing Authority of Greer	280	Shortfall expected but planning to cover with reserves; no current adverse actions planned.

Local or State Housing Agency	Number of Authorized Vouchers	Consequences of HUD Policy
Tennessee		
Memphis Housing Authority	5,238	Expecting shortfall of more than \$40 per voucher per month, or about \$2.8 million on an annual basis. Reduced payment standard to 90%, limiting portability, not approving rent increases, reducing bedroom size of vouchers to lowest allowed. Will not reissue voucher turnovers. Withdrew vouchers from 160 families searching for housing.
Texas		
Boerne Housing Authority	101	Passed a resolution to increase minimum rent to \$50 and dropped payment standard back down to 100% of Fair Market Rent.
Dallas Housing Authority	15,931	City could lose 177 vouchers through attrition due to funding shortfall.
Houston Housing Authority	14,045	Project shortfall of \$1.66 million for 2004 for payment of voucher subsidies. Housing Authority frozen issuance of vouchers. Still considering other options to reduce program costs.
Utah		
Cedar City Housing Authority	139	Cedar City Housing Authority could lose 20 vouchers of 139.
Salt Lake County Housing Authority	2,129	Expect shortfall of more than \$1 million. Reducing voucher payment standard, increasing minimum rent.
Vermont		
Montpelier Housing Authority	122	Shortfall of more than \$20 per unit per month or about \$30,000 by the end of 2004. At this point covering shortfall with reserve funds.
Rutland Housing Authority	70	Expect shortfall of more than \$13,000 by the end of 2004. Canceled contract for two project-based voucher units and withdrew vouchers from two families searching for housing. Proposing to freeze issuance of turnover vouchers until reduce program by additional 4 – 5 vouchers (in May all 70 vouchers were in use).
St. Albans Housing Authority	75	\$22,000 deficit by 12/31/04. Uncertain whether reserves will be sufficient to cover (may depend on changes in tenants' incomes). Payment standard already is set below HUD's FMR so concerned that reducing further would hurt the program.
Virginia		
Alexandria Redevelopment and Housing Authority	1,722	7% - 10% reduction in funding. Reducing voucher payment standards effective July 1 by more than \$100. Freeze on issuance of new vouchers. More rigid termination policies for non-compliance
Roanoke Redevelopment and Housing Authority	1,318	Expect shortfall of more than \$200,000. Lowering payment standard.
Virginia Housing Development Authority	9,187	Expect shortfall of \$100,000 by the end of 2004. Withdrew vouchers from families searching for housing

Local or State Housing Agency	Number of Authorized Vouchers	Consequences of HUD Policy
		that had not signed leases as of June 30, 2004, despite having about 200 authorized vouchers not in use. In higher cost areas of the state freezing issuance of new vouchers. Considering: lowering payment standard and increasing minimum rent.
Washington		
Housing Authority of Chelan County and City of Wenatchee	449	Board approved lowering payment standard, establishing minimum rent and refusing portability when and if staff decide changes needed.
Everett Housing Authority	2,363	Expect shortfall of about \$110,000 for 2004 but reserves should be sufficient to cover.
Pierce County Housing Authority	2,607	Expecting shortfall of \$458,000 for the year ending December 2004 due to HUD funding at substantially less than actual costs. Sent termination notices to 229 families on July 1, 2004, effective September 1. Withdrew vouchers from 250 families searching for housing on May 1 and froze issuance of new vouchers. Lowering payment standards, establishing minimum rent of \$50 and refusing portability moves.
Spokane Housing Authority	4,505	Expect shortfall. Lowering payment standard, establishing minimum rent of \$25. Suspended right of families searching for housing with vouchers to lease-up for at least two months. May freeze issuance of new vouchers and deny portability moves.
Tacoma Housing Authority	3,524	Expect shortfall of about \$1.6 million by the end of December. Withdrew vouchers from 180 families searching for housing and froze issuance of new vouchers (except for commitments to project-based voucher contracts and to relocate families from HOPE VI development). Reducing voucher payment standard effective August 1 (including for in-place tenants) and implementing minimum rent of \$25. Seeking voluntary rent reductions from landlords. Denying portability moves that will cost more. Changing admissions preferences to select somewhat higher income households (now targets poorer families to greater extent than required by federal law). Obtained loan of \$250,000 from City of Tacoma to avoid terminating families while appeal to HUD for additional funding. As a last resort may have to terminate vouchers for 375 families.
Housing Authority of Thurston County	1,894	Shortfall of more than \$10 per voucher per month, or about \$200,000 by the end of 2004. Considering: lowering payment standard and increasing minimum rent. (Due to overleasing, had already frozen issuance of new

Local or State Housing Agency	Number of Authorized Vouchers	Consequences of HUD Policy
		vouchers and delayed start of project-based voucher contract for six units.)
Vancouver Housing Authority	1,943	Expect shortfall of \$214,000; uncertain whether reserves will be sufficient to cover it.
Wisconsin		
Hartford Community Development Agency	148	Expect shortfall of \$25,000 by December. Increasing minimum rent, may freeze issuance of new vouchers (except may be obligated to continue to issue available Family Unification Program vouchers). If necessary would borrow from excess operating funds at an agency-owned building to avoid terminating any vouchers.
Madison Housing Authority	1,598	May have to eliminate 100 vouchers probably through attrition, other options include reducing voucher payment standard.
Wausau Community Development Authority	395	Freezing issuance of new vouchers. May reduce payments requiring some families to pay more in rent.

Note: The table lists consequences for housing agencies of HUD's policy of allocating fiscal year 2004 funds based on May-July 2003 costs adjusted for inflation. The information in the table was gathered during May, June and July 2004 from three sources: 1) two different written surveys (one distributed to housing agencies and local non-profit organizations one by CBPP, and the other distributed by CLPHA to its member agencies); 2) interviews and e-mail exchanges with housing agencies and local non-profit organizations; and 3) press reports. The table includes 190 of the approximately 2,500 housing agencies that administer vouchers.

The entries reflect the actions that agencies had taken, planned to implement, or were seriously considering at the time the information was gathered by CBPP, NLIHC, and CLPHA. It is possible that some agencies have since taken additional actions, changed the options they are considering or rescinded actions they had previously taken. We did not include reports of actions that, based on the available information, appeared to occur solely because an agency had leased more than its authorized number of vouchers.

Some the actions by housing agencies reported here are of dubious legality. HUD has released several documents listing actions that agencies are permitted to take to cut costs; sometimes later documents mentioned restrictions on agency actions that were not mentioned in earlier documents. It is possible that in some cases the actions reported here were planned or taken before HUD released its more recent, more restrictive, descriptions of the options available to agencies, and have since been cancelled or rescinded.

The total number of authorized vouchers for each agency is drawn from quarterly data submitted by housing agencies to HUD for July 2003 or, in some cases, from information accessed from the HUDCAPS internet site in July 2004.