

**Statement for the Record
Council of Large Public Housing Authorities**

United States House of Representatives
House Financial Services Full Committee
Hearing on “Oversight of the Department of Housing and Urban Development
and the Federal Housing Administration”
January 21, 2026

The Council of Large Public Housing Authorities (CLPHA) is pleased to submit the following statement for the record to the United States House of Representatives Full Committee on Financial Services for the congressional hearing entitled “Oversight of the Department of Housing and Urban Development and the Federal Housing Administration” on January 21, 2026. We appreciate the opportunity to offer CLPHA’s views regarding the successes and challenges public housing authorities (PHAs) face when administering HUD-assisted housing programs.

CLPHA is a non-profit organization that works to preserve and improve public and affordable housing through advocacy, research, policy analysis, and public education. Our membership includes over 85 of the largest and most innovative public housing authorities across the country. The CLPHA membership collectively owns and manages nearly 40 percent of the nation’s public housing stock and administers more than a quarter of the nation’s housing vouchers under the Housing Choice Voucher (HCV) program. CLPHA members also provide vital services to the low-income households they serve in federally assisted housing.

As one of the nation’s largest sources of affordable housing, PHAs play a unique role in addressing America’s housing shortage. Since the creation of the public housing program more than eighty years ago, PHAs have become our nation’s most effective tool for preventing housing instability, homelessness, and poverty. Every year, PHAs serve more than one million households in the public housing program nationwide, including over 600,000 children. PHAs also serve 2.2 million low-income households through the HCV program. In addition to operating affordable housing and administering rental assistance programs, PHAs are affordable housing developers, leveraging public-private partnerships and capital to revitalize and build new affordable housing. For decades, PHAs have successfully revitalized their aging public housing stock, increased the supply of affordable housing, and expanded market-rate housing supply through leveraged private investment, mixed-finance strategies, and public-private partnerships.

Program Modernization and Streamlining

Emergency Housing Voucher (EHV) Program

The EHV program currently serves over 51,000 of our nation's most vulnerable families, including individuals who were experiencing homelessness, at risk of homelessness, fleeing domestic violence, sexual assault, stalking, or human trafficking. These households include large numbers of families with young children, seniors, and people with disabilities, all of whom face the immediate threat of returning to homelessness without continued rental assistance.

Due to insufficient funding, the EHV program is ending sooner than anticipated, meaning thousands of families will lose their rental assistance soon. Many PHAs are currently operating in shortfall positions, meaning they lack sufficient funding to serve even their existing HCV households. As a result, these PHAs are unable to absorb EHV families into their regular HCV programs. **Approximately 35,000 EHV families will lose assistance due to inadequate budget authority, forcing them back into homelessness or housing instability despite having successfully secured stable housing through the EHV program.** CLPHA urges the committee to reaffirm its commitment to PHAs, property owners, Continuums of Care, and thousands of families in the program by providing funding to ensure housing stability for families currently utilizing EHVs.

HCV Program

The HCV program continues to be one of the most important rental assistance programs serving our country's lowest-income residents and offering an effective market-based solution for providing affordable housing. The HCV program allows families the opportunity to choose where they want to live in the private market. Additionally, HCV administrative fees are critical funds that enable PHAs to effectively continue administering the program. However, the demand for HCVs far exceeds the supply of available vouchers.

To help meet the need and demand for HCVs, CLPHA urges Congress to be bold and commit to an annual increase of incremental housing vouchers, fully fund HCV renewal fees, provide dedicated funding for supportive service fees for voucher holders, and provide robust funding for tenant protection vouchers (TPVS). Increasing the federal commitment to housing vouchers will have a corresponding effect of increasing private sector participation and investment. Additionally, CLPHA supports establishing and funding landlord incentives to support recruitment and retention of participating landlords, especially in high-cost areas.

Rental Assistance Demonstration (RAD) Program

The RAD program is a preservation tool that allows public housing units to move to a Section 8 subsidy platform. RAD is a key solution for PHAs to leverage private capital through a variety of proven financing tools to tackle the public housing portfolio's unmet capital needs backlog and redevelop distressed public housing properties. However, the expansion of RAD is prevented by an unnecessary cap on the number of units that can participate in the program.

CLPHA urges the Committee to support eliminating the unit cap and sunset date for the RAD program to support long-term portfolio planning. CLPHA also urges the Committee to support

additional funding for RAD to facilitate project conversions that are not feasible at existing public housing funding levels. Additionally, the “Faircloth Amendment” is a statutory barrier that limits the amount of public housing units that can be developed by housing authorities. In this period of a national affordable housing crisis, artificially limiting public housing units that can be developed is short-sighted and counterproductive. CLPHA also recommends streamlining the conversion of “Faircloth to RAD” units to allow for more direct conversion to project-based vouchers (PBVs) or project-based rental assistance (PBRA).

HOME Investment Partnership Program

PHAs also leverage critical community development resources, such as the HOME Investment Partnerships Program, to strengthen neighborhoods and expand housing opportunities. HOME is the only federal block grant program exclusively focused on helping states and communities address their affordable housing needs for low-income households, including older adults and people experiencing homelessness. HOME is also used as a gap financing tool for properties financed through the Low-Income Housing Credit and other programs, and it is often used by communities rebuilding after natural disasters. CLPHA urges the Committee to support legislative efforts to modernize the HOME program such as passing The HOME Reform Act of 2025.

Public Housing Capital Fund

Despite the successes achieved by PHAs, they face many barriers at the federal level. Public housing has faced decades of chronic federal underfunding and disinvestment. PHAs are also grappling with rising rents and housing supply deficits resulting from the national housing crisis.

The Public Housing Capital Fund is the dedicated source of funding available to PHAs to modernize and improve public housing. Over the last several decades, funding appropriations have dwindled, while ongoing needs have increased dramatically. The 10 Year Roadmap for Public Housing Sustainability, a broad coalition of over 100 stakeholders involved in the advancement and preservation of public housing, estimates that the cost to preserve the current public housing stock is **\$169.1 billion**. Congress has only appropriated \$3.2 billion in recent fiscal years to fund the capital fund. CLPHA continues to urge Congress to provide increased funding to meet annual needs and funding to address the backlog for the Public Housing Capital Fund.

The 10 Year Roadmap Public for Housing Sustainability came together to marshal the necessary policies, resources, services, and political support to preserve the public housing portfolio by leveraging increased and targeted public and private investments through redevelopment, mixed-used transformations, transfer of assistance, and other innovative strategies. This effort engages stakeholders and leading practitioners to advance the preservation of public housing and the role and ability of PHAs to address the nation’s affordable housing crisis. Our goal is to chart a roadmap for preservation that matches the scale of affordable housing resources and development actions to the needs of our nation’s public housing stock. Such a roadmap would enable PHAs to continue to foster innovation and lead the transformation of the communities

they serve, as well as enhance their abilities to provide an affordable, sustainable, service-enriched housing platform for residents to achieve their life goals.

CLPHA urges Congress to serve as a strategic partner to the 10 Year Roadmap for Public Housing Sustainability. Congress can help with creating a legislative framework to re-envision the preservation of public housing as an efficient means of increasing the nation's severe shortage of affordable housing.

Conclusion

Public housing authorities stand ready to work with this Committee and HUD Secretary Scott Turner to modernize HUD programs, strengthen oversight and accountability, and ensure every federal housing dollar is used effectively. The challenges facing affordable housing in America require bold action: adequately funding proven interventions, removing statutory barriers to housing production, and maintaining robust accountability measures.

CLPHA's members serve on the front lines of America's affordable housing crisis. We see daily the impact of inadequate capital funding, expired authorizations, and the growing gap between housing needs and available resources. We also see the remarkable outcomes when PHAs have adequate tools and oversight to do their work effectively: stable families, revitalized neighborhoods, and pathways out of poverty.

Thank you for the opportunity to submit our views for the record, and we ask that you give them your full consideration. CLPHA looks forward to working with the Committee on these critical priorities.