



NATIONAL ASSOCIATION OF REALTORS®

The Voice For Real Estate®

500 New Jersey Avenue, N.W.
Washington, DC 20001-2020
202.383.1194 Fax 202.383.7580
www.realtors.org/governmentaffairs

Pat Vredevoogd Combs
ABS, CRS, GRI, PMN
President

Dale A. Stinton
CAE, CPA, CMA, RCE
EVP/CEO

GOVERNMENT AFFAIRS
Jerry Giovaniello, Senior Vice President
Walter J. Witek, Jr., Vice President

STATEMENT OF THE NATIONAL ASSOCIATION OF REALTORS®

TO THE

**SENATE BANKING COMMITTEE, SUBCOMMITTEE ON HOUSING
TRANSPORTATION, AND COMMUNITY DEVELOPMENT**

ENTITLED

“REAUTHORIZATION OF THE HOPE VI PROGRAM”

JUNE 20, 2007

REALTOR® is a registered collective membership mark which may be used only by real estate professionals who are members of the NATIONAL ASSOCIATION OF REALTORS® and subscribe to its strict Code of Ethics.



As real estate professionals, the over 1.3 million members of the NATIONAL ASSOCIATION OF REALTORS® (NAR) strongly believe in the national goal of "a decent home and a suitable living environment for every family." NAR is unwavering in its commitment to ensure that every American has the opportunity to attain a decent, safe and affordable home.

The NATIONAL ASSOCIATION OF REALTORS® has a long tradition of support for innovative and effective federal housing programs. We have worked diligently with the administration and Congress to fashion housing policies that ensure federal housing programs meet their mission responsibly and efficiently. REALTORS® believe that federal mortgage financing and assisted-housing programs that have proven records for producing and preserving affordable housing must not only be safeguarded but also strengthened and provided with significant additional resources.

HOPE VI is one such program. Created in 1993, the HOPE VI program changed the way the federal government looks at housing for the poor. The program combines public and private resources to create housing opportunities and revitalize neighborhoods. HOPE VI funds may be used for demolishing public housing units, rehabilitating units, and relocating residents. The program has successfully eliminated concentrations of poverty by making mixed-income housing affordable for many families.

A study sponsored by the NAR Housing Opportunity Program found that the HOPE VI program, in addition to providing quality housing, has resulted in de-concentration of assisted housing for lower-income families. While citizens often argue that including federally assisted units in their communities would negatively impact property values, this study, conducted by Dr. George C. Galster of Wayne State University, suggests that assisted housing has insignificant or positive effects on property values in higher-value neighborhoods. NAR supports these programs and urges their continued authorization.

As a nation, we must ensure that every citizen has the opportunity to enter the housing arena. Housing should be viewed as a series or ladder of opportunities – the first few rungs represented as steps through rental housing, the middle rungs representing first-time homebuyers, and the upper rungs symbolic of repeat homebuyers. The NATIONAL ASSOCIATION OF REALTORS® recognizes that accessibility to safe, decent and affordable housing at all levels must be one of our nation's highest priorities. We urge your support of the HOPE VI program, which rehabilitates and preserves our nation's affordable housing stock.