Homeownership

Task: “Explore ways to streamline/expedite administrative processes for the conversion of public housing to homeownership in the asset management structure.”

Current programs/processes:

- Section 32
- Middle-Income
- Section 8(y)
- Section 24/9
- Section 5(h)*
- Turnkey III *
- HOPE I*

(*) Programs have been replaced or have become obsolete
Comment: Housing authorities have extraordinary local flexibility to structure their programs.

Major recommendations:

- Centralize homeownership functions in HUD for administrative processing and outreach to assist HAs in building buyers and sellers.
- Consolidate rulemaking for all programs in 24 CFR Part 906.
- Create incentives to establish homeownership programs.
- Provide guidance on the use of proceeds of sale, or gains from appreciation.
- Implement a Section 32 Marketing Strategy.
- Phase-out Turnkey III and HOPE I programs.
Homeownership (Continued)

- David Storms
- Pat Arnaudo
- Alice Green
- Harold Katsura
- Susan Leger-Boike
- Bennett Lerner
- David Lopez
- Steven Meiss
- Arnold Mullgrav
- Ainars Rodins
- Leah Staszak
- Kathy Winter
Task: “Examine ways to streamline approval process related to, or otherwise facilitate, development and financing programs.”

Current processing requirements

Existing rulemaking efforts:

- Affiliates notice
- New Part 904 (to be published early 2008)
- Proposed 941
Recommendations:

- Train Field Office staff on processing development requirements.
- Create cadre of Field Office staff to mentor less experienced staff and assist other Field Offices as necessary.
- Post new information on the web and send an email blast notification to PHAs and HUD Field Office management staff.
- Include elderly elevator buildings to 2008 TDCs.
- Consolidate processing of CFFP/OFFP/development proposals (one-stop shop).
- Changes to Section 8 Project-Based Voucher Program, including selection procedures, site/neighborhood standards, 15-year HAP contract term, and subsidy-layering process.
- CFFP safe harbor standards.
### Development and Asset Repositioning (Continued)

- Susan Wilson
- Horace Allison
- Marcie Cohen
- Sharon Elliot
- Michael Flores
- Richard Franco
- Matt Gahm
- Major Galloway
- Nehemiah Johnson
- Carlos Laboy
- Ann-marie Lindboe
- Maria Maffei
- Julie McGovern
- Simon Morris
- Ed Moses
- Robert Nelson
- Thomas Shelton
- Ruth Simpkins
- Diane Thompson
- Martin Walsh
- Kathi Whalen
- Sharon Wilson Geno
- Shawn Sweet
- Reginal Barner
- Dominique Blom
- Eric Brown
- Vivian Bryant
- Carolyn Clayton
- Carrie Dobbins
- Holly Edwards
- Maria Marquez
- James McCreight
- Satinder Munjal
- Tara O'Neill
- Gary Rosen
- Blair Schiff
- Joe Schiff
- Marcel Slag
- John Wilson
- Leroy Ferguson
- Kathleen Foster
- Dale Gravett
- Alanda Jackson
- Jennifer Lavorel
- Maria Maio
Task: “Examine ways to streamline the PHA Plan and Capital Fund processes/programs.”

Concerns:

- Statutory – Can’t ignore
- Long, cumbersome, check the box, rote
- Useful for residents

Short-term:

- HUD issues New Annual Plan template
Long-Term (need to modify systems/regulations):

- Convert to “narrative description” of capital needs of each project in PHA Plan.
- Eliminate HUD review of CF budgets (consistent with Operating Fund).
- Convert CF to GAAP accounting and single chart of accounts for FDS.
- Simplify draw-down procedures (reduce number of BLIs in LOCCS).

- On-line PHA Plan and CF reporting.
  - Similar to MASS/FASS.
  - Single portal.
  - Submissions sequenced to PHAS.

- Greater use of statutory authorities:
  - After initial submission, only updates.
  - HUD review only if challenged, except civil rights, deconcentration, demo/dispo.
Annual Plan/Capital Fund (Continued)

- Bill Thorson
- David Aldrich
- DeeAnna Bakken
- Diane Burns
- Jackson Chan
- Linda Couch
- Barbara Demming
- Joy Edgar
- Wes Edwards
- Ronnie Faison
- Jennifer Guthart-Powers
- Denise Hancsak
- Steve Holmquist
- Virginia Mathis
- Larry Maxwell
- Andrea Schmidt
- Mary Schulhof
- Sara Shortt
- Morris Simon
General Monitoring

Task: “Review basic system of PHA monitoring, especially the Public Housing Assessment System (PHAS).”

Discussion/Context:

- Section 6(j) of Housing Act of 1937
- 24 CFR 902 – Public Housing Assessment System
- Tier I/II “Comprehensive” Reviews

Recurring Themes:

- Consistent with Multifamily
- Minimize number of reviews
- “Entity-wide” scoring
- Performance vs. Compliance
Structure of “New” PHAS:

- Project scores (other than CF) aggregate into score for public housing program.
- Score only public housing activity (not entity-wide).
- Replace MASS self-certification/submission with on-site management reviews, consistent with Multifamily, that would also, to the maximum extent possible, replace other PIH reviews (e.g., Tier I/II reviews, RIM reviews, procurement reviews, etc.).
- Resident participation/self-sufficiency reviewed as part of on-site management review.
- Transition score for first year of implementation.
- Primary vs. secondary indicators (e.g., vacancy rate vs. turnaround time).
- Simplify data needed.
- More clearly distinguish between performance and compliance.
Additional Recommendations:
- Physical/management inspections every three years.
- Opportunity to correct physical deficiencies for scores between 31-60.
- Timeliness of results (physical, management).
- Score only financial viability.
- Field Office discretion for corrective action.
- Provide PHAs with review checklist.
- Inspection protocol.
- AMP-level intervention.
- Fungibility across projects.
- Why assess in 2007/2008?
General Monitoring  (Continued)

- Michele Bauer
- Roselyn Anderson
- Leandria Campbell
- Andrew Daniels
- Jon Ford
- Marvin Goldstein
- Ed Gramlich
- Deb Guyot
- Al Hester
- Ed Hinojosa
- Shawn Jacobson
- Regina Jenkins
- Tim Kaiser
- Keith Kinard
- Bill Maher

- Rochelle McKinney
- David Morton
- Merrie Nichols-Dixon
- Anthony O’Leary
- Jacquelyn Proctor
- Ann Roman
- Renee Rooker
- Terri Ross
- Carol Spencer
- Alan Spera
- Gail Templeton
- Larry Tipton
- Alan Zais
General Management

**Task:** “Examine requirements for general management of public housing (exclusive of lease and grievance, admissions, financial reporting, etc.)”

**Expected Outcomes:**
Streamline business practices to

- Reduce operational costs,
- Improve operational performance, and
- Provide better quality of services and housing to residents

**Regulatory Context:**
- 24 CFR 135.3(3) (Sec3) – Economic Business Opportunities
- 24 CFR 85.36 (Procurement)
- 24 CFR 965 (General Provisions)
- 24 CFR 990 (Energy Incentives)
Recommendations:

- Section 3 Threshold – Raise dollar threshold to $100,000, consistent with Federal small purchase procedures.
- HUD determine wages for maintenance – Raise dollar threshold to $100,000.
- Micro-purchases – Raise from $2,000 to $25,000.
- Lead-based paint certifications – Populate PASS inspection to reflect PHAs that have certified in previous inspections.
- Energy audits – Combine energy audits with 5-year physical needs assessment.
- Annual PHA Unit Inspections (Section 6(f)(3) of ’37 Act) – PHA should be given flexibility to determine if annual inspections are required.
**Recommendations**: (Continued)

- **Air conditioning in PH (two-tier recommendation)**
  - Allow PHAs to pay for A/C with own funds.
  - Include AC as part of UEL.

- **Energy Performance Contracting**
  - Consolidate review process into regional centers.
  - Adopt successful DOE model for Qualified Vendors List for Energy Services Companies to streamline procurement.
  - Standardize processes/contract templates.
  - Provide incentives for aggregating contracts for small PHAs.
  - Fund add-on incentives at 100% (no proration).

- **Resident outreach/training/help desk**
General Management  (Continued)

- Dick Santangelo
  - Jemine Bryon
  - Eric Chambers
  - Mark Courtney
  - Andrew Daniels
  - Telissa Dowling
  - Joyce Floyd
  - Mary Grace Folwell
  - Randal Geese
  - Louise Hunt
  - Cecelia Livingston
  - Randy Martin

- Regina McGill
- Frank McNeil, Jr.
- Tara Motley
- William Radau
- William Simmons
- Mitzie Smith
- Carrol Vaughan
- Nancy Walker
- Gwen Watson
- Glenda Wright
- John Wright
Task: “Review current lease and occupancy requirements/processes.”

Regulatory Framework:

- 24 CFR Part 5 (General HUD Program Requirements)
- 24 CFR Part 945 (Designated Housing)
- 24 CFR Part 960 (Admission/Occupancy of Public Housing)
- 24 CFR Part 966 (Lease and Grievance)

Comment:

- Statutory basis of many occupancy requirements
- Relative comparability with multifamily housing programs
- HUD Occupancy Guidebook
- HUD approvals vs. policy requirements
Recommendations:

- **Group 1**
  - EIV and 3rd party verifications
  - Formal grievance procedures
  - Deconcentration

- **Group 2**
  - Term limits
  - Bi-annual recertifications
  - Rent Structure (including minimum rents and utility allowances)
Occupancy (Continued)

**Recommendations:** (Continued)

- **Group 3**
  - Site-based waiting lists
  - Community service
  - Pets in public housing
  - Designated housing

- **Group 4**
  - Admissions policies
  - Lease
  - Annual and Adjusted Income
# Occupancy (Continued)

- **Sinae Thompson**
  - James Armstrong
  - Pris Banks
  - Beth Bentley
  - Sylvia Blanco
  - Celia Bobisud
  - Jacqueline Burger
  - Marsha Cayford
  - Beverly Childs
  - Ben Gilmore
  - Amy Glassman
  - Tory Gunsolley
  - Arlene Halfon
  - Carolyn Johnson
  - Becky Kruse

- **Paula Rouse**
  - William Russell
  - Linda Scott
  - David Smythe
  - Bob Sullivan
  - Debra Wells
  - Dorinda Wider
  - Shawn Williams
  - **Brian Ruth**
  - Amy Aughenbaugh
  - Eugene Chen
  - Shanneece Childress
  - John Conover
  - Suhail Gomez

- **Deb Gross**
  - Shaye Hardy
  - Douglas Latham
  - Karen Mathis
  - Charles Patricelli
  - Mary Liz Paulson
  - Marcia Pierce
  - Doug Ryan
  - Shomon Shamsuddin
  - Phyllis Smelkinson
  - Mark Stephenson
  - Lisa Walker
  - Troy White
  - Louise Williams
Financial Reporting

Task: “Review basic financial reporting of PHAs under asset management.”

Related References/Rulemaking:

- OMB Circular A-87
- OMB Circular A-133
- PIH Notice 2007-9
- 24 CFR 990
- GAAP/GASB

Recommendations:

- HUD/Industry Financial Reporting Committee and user-testing
- Fees
- Formula elements/components
- Reporting structure
- Permitted uses of funds
- Capital Fund reporting
- Annual appropriations
Financial Reporting

- Velma Byron
- Dennis Albright
- Ron Cianciosi
- Steve Bolden
- Robert Cobler
- Stan Dulaney
- Daniel Frydberg
- Kevin Gallagher
- Jose Gomez
- Will Jones
- Lillian Kamalay
- Efrem Levy
- Riza Nolasco
- Raana Raza
- G. Craig Robbins
- Reema Ruberg
- Paul Rusnak
- Fred Tomaino
- Bernice Unland
- Ted Van Dyke
- Alfonzo Verduzco
- Wendell Conner
- Robert Cramer
- Saeed Hajarizadeh
- William Harris
- James Kinkead
- Karen Laviner
- Rainbow Lin
- Andrew Lofton
- Aaron Osborne
- Adrian Peterson-Fields
- Ivan Pour
- Tim Sandor
- Christine Siksa
- Roma Suller
- Sammy Vestal
- Richard Wankel
- Earl Weeks
- Andrea Williamson
Task: “Examine resident participation/self-sufficiency as it relates to asset management.”

Regulatory Context:

- 24 CFR 902 – Public Housing Assessment System.
- 24 CFR 964 – Tenant Participation and Tenant Opportunities in Public Housing.
- 24 CFR 984 – Section 8 and Public Housing Family Self-Sufficiency Program.
Study Group Representation/Make-Up:

- Mix of residents/resident advisory groups, including statewide resident organizations, community-based advocacy groups, and public housing residents.
- Representative from CLPHA.
- Resident co-chairs.
Overarching Principles/Concerns:

- Promote effective resident participation.
- Preserve and strengthen resident rights provided under 964.
- Freeze any further waivers of 964 regulations.

Related Recommendations:

- More information about asset management (through annual meetings with PHA on asset management, information regarding regulatory and guidance process).
- Involvement in the PHA Plan (inform residents of major decisions, seek resident council recommendations, make proposed Annual Plan and attachments available for inspection by residents, etc.)
- Involvement in HOPE VI process (selection, relocation, re-occupancy, site-specific requirements).
- Priority in contracting with resident businesses/groups issues related to asset management.
Related Recommendations: (Continued)

- Maintain role of jurisdiction-wide Resident Councils.
- Revise 964.150 to reflect HUD tenant participation funding - $25 per occupied unit.
- Expand scope of 964 to ensure that resident councils affected by demolition, disposition and redevelopment are participants in decision-making.

Discussion of Other Areas:

- 24 CFR 902 – Public Housing Assessment System.
- 24 CFR 984 – Section 8 and Public Housing Family Self-Sufficiency Program.
- 24 CFR 990 – Operating Fund Program (Resident Management Corporations).
Resident Participation/Self Sufficiency (Continued)

- Ron Ashford
- Victor Bach
- Melosan Bell
- Willie Mae Bennett-Bradley
- Valerie Buchand
- Jack Cooper
- Deb Crockett
- Joe Feuerherd
- Sam Finkelstein
- Kathryn Greenspan
- Joy Johnson
- Marianne Nazarro
- Crystal Palmer
- Mary Rone
- Lillian Scales
- Margaret Skiffer
- Lorriane Walls
- Mary Wiggins
- Glenda Wright
**Task:** “Examine ways to improve the automated flow of information between HUD and PHAs.”

**Current Systems:** PIC, NASS, MASS, PASS, RASS, FASS, WASS, VMS, ELOCCS, SAGIS, EIV

- Implement a Systems Advisory Group: 15 PHA representatives to meet regularly and oversee testing.
- Improve the quality and quantity of training: Use online conferencing software, train with software releases.
- Improve the quality of communications: Improve help desk, keep Field Offices in the loop, improve guidance.
**System Fixes:**

- Default to vacant make ready after uploading a 50058 end of participation (EOP)
- Unmask social security numbers to facilitate 50058 troubleshooting
- Provide more help with correction of name mismatches with the Social Security Administration (SSA) database
- Facilitate batch uploads for Financial Data Schedule and Subsidy Award/Grant Administration System (SAGIS)
- Provide a report for history of unit changes
- Provide more information on 50058 error reports (not just PHA code but PHA name, ED, phone number)
- Limit major updates to once a year
Specific System Fixes (Cont.)

- Facilitate use of alternate IDs when dealing with foster children
- Improve PIC capacity to download data
- Increase the ability to create ad hoc reports throughout PIH systems

Systems Report:

- 80 pages long.
- Nearly 60 specific prioritized recommendations.
- Report backed up by results of lengthy survey.
Robert Dalzell
Dee Benson
Chetana Chaphekar
Lloyd Darasaw
Charles Eldridge
Anne Marie Flatley
Douglas Gager
Lar Gnessin
Andrea Hartt
Bryan Hoffman
Rahul Jain
Diane Kiles
Gail Livingston
Floyd May
Christopher Stevens
Mark Watson
Jonathan Zimmerman
John Zuber
Task: “Examine basic legal documents and arrangements between HUD and PHAs.”

General Depository Agreement (GDA) and Consortia:

- Consistent with asset management?
- Master ACC for consortia?

Declaration of Trust:

- Order of liens
- Closer alignment with private industry use agreements
- Include with asset management checklist
- Remove use restrictions
Annual Contributions Contract (ACC):

- Duplicative/selective statements of applicable law
- Oversight/auditing standards
- Due process in resolving contract disputes
- Mutuality
- Separate ACC for each project
Structure  (Continued)

- Eugenia Metrakas
- Donald Cameron
- Art Cate
- Robert Cwieka
- Sherry Fobear-McCown
- Megan Glasheen
- Mary Kuhn
- Sharon Pitts
- Daryel Pruitt
- Saul Ramirez
- Sheryl Swendson
- Kathy Szybist
- Richard Washington
Questions/Comments?