



PUBLIC HOUSING MANAGEMENT E-NEWSLETTER

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RAD Ongoing Application Period Opens for Public Housing Properties

The initial application period for RAD opened in late September, officially putting the Rental Assistance Demonstration (RAD) into action for public housing properties. During this period, which began on September 24, 2012 and ended on October 24, 2012, PHAs were able to submit applications to convert public housing properties to either the Project-Based Rental Assistance (PBRA) or Project-Based Voucher (PBV) programs in order to preserve and improve these assets. The ongoing application period opens October 25, 2012.

“After extensive consultation over the past few years with key stakeholders, including public housing agencies, multifamily property owners, residents and the lending community, this innovative approach greatly enhances our ability to confront the decline of our public housing and older assisted housing stock,” said HUD Secretary Shaun Donovan. Inadequate funding to the public housing program over decades has resulted in a loss of 10,000-15,000 public housing units a year due to excessive capital needs and a backlog of almost \$26 billion in needed repairs. PHAs participating in RAD will have greater access to and flexibility in using private and public funds, including low income housing tax credits (LIHTCs), operating reserves, and replacement housing (RHF) factor funds.

Congress authorized a limited number of public housing-unit RAD conversions, up to 58,750. During the initial application period applications were scored and ranked to determine which properties will receive a Commitment to enter into a Housing Assistance Payment (CHAP) contract from the Department. PHAs may be able to continue submitting applications for conversion during the ongoing application window, which opens October 25, 2012, if demand during the initial application period was less than the public housing conversion limit. After the initial issuance of CHAPs to PHAs, HUD will continue working with its partners to find debt and equity products to facilitate the financing of public housing conversions through RAD.

More information about RAD is available on the RAD website (www.hud.gov/rad), where PHAs can find a variety of resources including a searchable list of Frequently Asked Questions (FAQs) and a

Public Housing Conversion Guide. The application materials for public housing conversions and related technical assistance are posted on the Application Materials page. PHA staff can also sign up for the RAD email list [here](#) to receive the latest news and resources on RAD.

The Department looks forward to receiving and reviewing your RAD applications and continuing to work together to preserve affordable housing assets through new and innovative tools. Please continue to submit any questions to rad@hud.gov.

HUD Releases New Video to Help PHAs Use POST



A Message from the Delivering Together POST Web Site Team



By now, we hope you've had a chance to check out the [Public and Indian Housing One-Stop Tool \(POST\) for PHAs](#), which launched in November 2011 as part of HUD's Delivering Together initiative. If you still haven't had time to take a look, you're in luck. Thanks to a brand [new training video](#), POST is easier to use than ever before. This video will explain how you can use POST for PHAs as a one-stop shop where you can quickly access PIH systems, tools, program requirements, and much more.

Still wondering what POST is all about? The POST homepage organizes information into eight categories PHAs have indicated make the most sense to them: (1) Public Housing Program; (2) Housing Choice Voucher Program; (3) Grants; (4) Other Programs; (5) Systems; (6) Tools; (7); Laws and Policies; and (8) Directories. One of the features available on POST, a [PIH A-Z Index](#), provides an alphabetical list of information relevant to PHA programs. Another [POST](#) feature is the Calendar of Due Dates, which contains all PIH due dates generally applicable to PHAs. Due dates are hyperlinked to their authoritative source. Further, the Calendar of Due Dates provides a list of additional PIH submission requirements that may apply to certain PHAs. PHAs can also access a printable version of the Calendar of Due Dates as well as an Excel version that can be modified to meet individual PHA needs, and includes the form(s) associated with each particular due date noted on the Calendar of Due Dates homepage. Keep your eyes open for many other Delivering Together customer service improvements being implemented in the near future!

Brought to you by the Delivering Together Calendar of Due Dates team: Janice Rodriguez, Eva Tafoya and Nathan George from PIH Denver; Angela Maher and Michael Reichert from PIH Indianapolis; Sabrina Delay from PIH Fort Worth; Candace Simms and Rebecca Delaney from PIH Headquarters; and Joshua Osborne from FPM Cincinnati.

PIH Notices

PIH 2012-38, Emergency Safety and Security Funding as it Relates to the Full-Year Continuing Appropriations Act, 2012 [Public Law 112-36], September 7, 2012. This Notice provides guidance to public housing agencies (PHAs) seeking Emergency Capital Needs funding for safety and security measures utilizing FY 2012 funds. This Notice provides instructions regarding the application and funding process for emergency safety and security funding only. This Notice does not apply to funding for unforeseen or unpreventable emergencies or for non-presidentially declared natural disasters. Unforeseeable or unpreventable emergencies and non-presidentially declared natural disasters will be given funding priority on a rolling basis.

PIH 2012-34, Waiting List Administration, August 13, 2012. This notice provides guidance on the administration of a Public Housing Agency's (PHA) Housing Choice Voucher (HCV) and Public Housing (PH) waiting lists, on the topics of opening the waiting list, applicant selection, placing applicants on the waiting list, and outreach. This notice does not provide guidance on all aspects of waiting list administration nor does it comprehensively address all waiting list requirements, such as fair housing requirements. For additional details, PHAs should review HCV regulations at 24 C.F.R. Part 982 Subpart E and PH regulations at 24 C.F.R. § 960.206, as well as the HCV and PH occupancy guidebooks found on HUD's website.

PIH 2012-32, Rental Assistance Demonstration -- Final Implementation, July 26, 2012. This notice (Notice) provides program instructions for the Rental Assistance Demonstration (RAD or Demonstration), including eligibility and selection criteria.

PIH 2012-31, Assisted housing for persons with disabilities under Olmstead implementation efforts to provide community-based options rather than institutional settings, June 29, 2012. This guidance to public housing agencies (PHAs) describes actions PHAs may take to assist persons with disabilities transitioning from institutions and persons at serious risk of institutionalization access PHA-assisted housing. This guidance supplements prior guidance in PIH Notice 2005-5 on community-based alternatives for individuals with disabilities.

PIH 2012-30, Public Housing Operating Subsidy Eligibility Calculations for Calendar Year 2013, June 22, 2012. This notice provides public housing agencies (PHAs) with instructions for the calculation of operating subsidy eligibility in Calendar Year (CY) 2013 in anticipation of Federal Fiscal Year (FFY) 2013 appropriations. It also informs PHAs that in an effort to reduce their reporting burdens HUD will use information in its systems of record to determine operating subsidy eligibility.

PIH 2012-29, Establishing the Passbook Savings Rate, June 21, 2012. This Notice clarifies program policy related to the passbook savings rate used to determine annual income from net family assets. Under 24 CFR §5.609(b)(3), when determining annual income for families who apply for or receive assistance in the Housing Choice Voucher (HCV) and public housing programs, a public housing agency (PHA) includes in annual income the greater of either: (1) actual income resulting from all net family assets; or (2) a percentage of the value of such assets based upon the current passbook savings

rate as determined by the U.S. Department of Housing and Urban Development (HUD) when a family has net assets in excess of \$5000. This Notice also minimizes the administrative burden on Field Offices and PHAs in conducting a survey of local banks, by relying on a rate that is publicly available and based upon recent market data.

HUD's PIH Notices can be viewed online at [here](#).

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