

U.S Department of Housing and Urban Development (HUD)  
**Public Housing and HCV NEWSLETTER**  
Honolulu Field Office  
500 Ala Moana Blvd, Suite 300, Honolulu, Hawai`i 96813  
[www.hud.gov](http://www.hud.gov)

---

FEATURE SPOTLIGHT

**SECTION 8 VOUCHER NEWS**

**OPTIMAL UTILIZATION OF HCV VOUCHERS**

**NO. 2 OF THE 3 PRIORITIES OF THE HONOLULU HUB OFFICE OF PUBLIC HOUSING**

PART OF GOALS 2 & 3 OF HUD'S STRATEGIC PLAN GOALS

The Office of Public Housing and Voucher Programs (OPHVP) from HUD Headquarters (HQ) and the Honolulu Field Office jointly monitor the Housing Choice Voucher (HCV) program to ensure that Public Housing Agencies (PHA) appropriately use and manage their annual budget authority (ABA) to maximize leasing up to their units months approved (UMA) cap.

Important foci of these efforts are:

- (1) eliminate funding shortfalls and voucher over-utilization; and
- (2) identify leasing opportunities and work with PHAs to create operational plans that increase units months leased (UML).

While optimizing HCV leasing is a part of OPHVP's and HUD Field Office's normal responsibilities, these efforts have taken on new importance under the Department's Strategic Plan for FY 2010-2011. **By the end of FY 2011, HUD programs will need to increase the number of affordable units under lease by 207,000. Specifically, an additional 112,304 Housing Choice Vouchers will need to be leased by the end of FY 2011.**

OPHVP and the Honolulu Hub Office of Public Housing analyze Hawaii Region PHAs HAP budget utilization levels on a monthly basis to identify PHAs that are facing potential shortfalls or leasing opportunities. As result of the analysis, HUD constructs a monthly list of top 200 PHAs with the most unit potential for leasing opportunities (under-utilization), which will be targeted by OPHVP and the Honolulu Hub. If your PHA is listed on the top 200 PHA list, we will contact you for current status and future plans for the PHA to bring the utilization to a desired level.

PHAs administering HUD's Section 8 HCV Program are to ensure data submitted to the Voucher Management (VMS) and PIH Information Center (PIC) systems is accurate and current.

Questions related to the Optimal Utilization of HCV Vouchers contact Mei Tong at [Mei.Tong@HUD.gov](mailto:Mei.Tong@HUD.gov)

## **HUD STRATEGIC PLAN GOALS FOR FY 2010 - 2015**

To tackle issues associated with the economic, financial and community development of the current environment and realize our mission to create strong, sustainable, inclusive communities and quality, affordable homes for all, five goals have been articulated to guide the transformation of HUD into a 21<sup>st</sup> century organization.

**Goal 1: Strengthen the Nation's Housing Market to bolster the Economy and Protect Consumers**

- 1A: Stem the foreclosure crisis.
- 1B: Protect and educate consumers when they buy, refinance, or rent a home.
- 1C: Create financially sustainable homeownership opportunities.
- 1D: Establish an accountable and sustainable housing finance system.

**Goal 2: Meet the Need for Quality Affordable Rental Homes**

- 2A: End homelessness and substantially reduce the number of families and individuals with severe housing needs.
- 2B: Expand the supply of affordable rental homes where they are most needed.
- 2C: Preserve the affordability and improve the quality of federally-assisted and private unassisted affordable rental homes.
- 2D: Expand families' choices of affordable rental homes located in a broad range of communities.

**Goal 3: Utilize Housing as a Platform for Improving Quality of Life**

- 3A: Utilize HUD assistance to improve educational outcomes and early learning and development.
- 3B: Utilize HUD assistance to improve health outcomes.
- 3C: Utilize HUD assistance to increase economic security and self-sufficiency.
- 3D: Utilize HUD assistance to improve housing stability through supportive services for vulnerable populations, including the elderly, people with disabilities, homeless people, and those individuals and families at risk of becoming homeless.
- 3E: Utilize HUD assistance to improve public safety.

**Goal 4: Build Inclusive and Sustainable Communities Free from Discrimination**

- 4A: Catalyze economic development and job creation, while enhancing and preserving community assets.
- 4B: Promote energy-efficient buildings and location-efficient buildings that are healthy, affordable, and diverse.
- 4C: Ensure open, diverse, and equitable communities.
- 4D: Facilitate disaster preparedness, recovery, and resiliency.
- 4E: Build the capacity of local, state, and regional public and private organizations.

**Goal 5: Transform the Way HUD Does Business**

- 5A: Build capacity - create a flexible and high-performing learning organization with a motivated, skilled workforce.
- 5B: Focus on results - create an empowered organization that is customer centered, place based, collaborative, and responsive to employee and stakeholder feedback.

5C: Bureaucracy busting - create flexible, modern rules and systems that promote responsiveness, openness, and transparency.

5D: Culture change – create a healthy, open, flexible work environment that reflects the values of HUD’s mission.

Find more on HUD’s Strategic Plan Goals here:

[http://portal.hud.gov/portal/page/portal/HUD/program\\_offices/cfo/stratplan](http://portal.hud.gov/portal/page/portal/HUD/program_offices/cfo/stratplan)

## PUBLIC HOUSING NEWS

### CAPITAL IMPROVEMENT AND THE AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009 (ARRA)



**UPDATE:** Hawaii Region Expending of ARRA Capital Funding by Formula  
**No. 1 OF THE 3 PRIORITIES OF THE HONOLULU HUB OFFICE OF PUBLIC HOUSING**  
PART OF GOALS 1, 2, 3, 4 & 5 OF HUD’S STRATEGIC PLAN GOALS

**To the Hawaii Public Housing Authority (HPHA)**

**Total ARRA Amount Awarded: \$16,245,443.00** (this amount does not include future ARRA awards by competitive process)

Project Name	Improvement Description	Funds Obligated (As of 11-Mar-2010)	Improvement Start Date	Funds Expended
Hale Hauoli, Honokaa	Painting, Reroofing, Renovation	\$ 1,798,597.00		
Kahekili Terrace, Maui	Physical Improvements roof, site work, exterior renovation	\$ 5,079,289.00		
Kaimalino & Kealakehe	Reroofing, exterior renovation	\$ 1,831,483.00	1-Feb-2010	\$ 1,210,968.69
Kalanihuia	Reroofing and Elevator Lobby Improve	\$ 196,865.00	19-Apr-2010	\$ 20,330.00
Makani Kai Hale, Maui	Physical Improvements	\$ 1,412,267.00		
Makua Alii	Structural and Spall Repairs	\$ 1,940,130.00	26-Apr-2010	\$ 417,024.22
<i>Makua Alii</i>	<i>Construction Management</i>	\$ 409,171.00		
Kalakaua	Roof replacement	\$ 780,553.00		
Kalihi Valley Homes IV	Total building & unit renovations	\$ 1,549,966.00	25-Oct-2009	\$ 1,360,509.42
<i>Administrative Costs</i>	<i>Operations (not &gt; 20% of grant); Administration (not &gt; 10% of grant); contingency (not &gt; 8% of grant);</i>	\$ 1,247,122.00		\$ 601,688.00

<b>Total ARRA Funds Obligated</b>	<b>\$ 16,245,443.00</b>
<b>Total ARRA Funds Expended</b>	<b>\$ 3,610,520.33</b>

**CAPITAL IMPROVEMENT AND THE AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009 (ARRA)**



**UPDATE:** Hawaii Region Expending of ARRA Capital Funding by Formula  
**No. 1 OF THE 3 PRIORITIES OF THE HONOLULU HUB OFFICE OF PUBLIC HOUSING**  
PART OF GOALS 1, 2, 3, 4 & 5 OF HUD'S STRATEGIC PLAN GOALS

**To the Guam Housing and Urban Renewal Authority (GHURA)**  
**Total ARRA Amount Awarded: \$1,984,169.00**

<b>Total ARRA Funds Obligated</b>	<b>\$ 1,984,169.00</b>
<b>Total ARRA Funds Expended</b>	<b>\$ 1,984,169.00</b>

Contact [William.I.Sabalburo@HUD.gov](mailto:William.I.Sabalburo@HUD.gov) for information related to Capital Improvements and the ARRA 2009.

**LEASE-UP OF VACANT PUBLIC HOUSING UNITS**

**No. 3 OF THE 3 PRIORITIES OF THE HONOLULU HUB OFFICE OF PUBLIC HOUSING**  
PART OF GOALS 2, 3 & 4 OF HUD'S STRATEGIC PLAN GOALS

- 33,000 vacant public Housing Units to be lease nationwide
- 20,000 Hope VI and Mixed-finance units targeted to be leased nationwide
- PIC data needs to be accurate and current

**SECTION 8 VOUCHER NEWS-CONTINUED**

**HCV HOMEOWNERSHIP REPORT**

From CY 03 through to date CY10 there were 56 closings amongst 7 Hawai'i PHAs:

<b>PHA</b>	<b>CY03-09</b>	<b>CY10</b>	<b>Totals</b>
Hawai'i Public Housing Authority (HPHA)	13	1	14
Guam Housing and Urban Renewal Authority (GHURA)	0	0	0
Northern Marianas Housing Corporation (NMHC)	0	0	0
City & County of Honolulu	23	0	23
Hawai'i County	2	0	2
Maui County	0	2	2
Kaua'i County	12	3	15

Contact your assigned HUD reviewer with questions related to HCV Homeownership.

## CUSTOMER SERVICE

### ON THE FRONTLINE

*The Honolulu Hub Office of Public Housing bids a fond and well deserved Happy Retirement to William “Bill” Sabalbuero. Bill has been an active, participating member in U.S. Federal Service for over 34 years June 1976 – September 2010. Mahalo, Bill for your valuable contributions to HUD in service for the American public.*



Is there someone **on the frontline** of your organization applying a proactive approach when providing service(s) to internal and external clients/customers? We are honored to recognize these men and women **On the Frontline**. Send a photo and particulars to [Marie.Miguel-Cortez@HUD.gov](mailto:Marie.Miguel-Cortez@HUD.gov)

### HUDCLIPS

The HUDCLIPS website provides direct access to HUD forms, notices, handbooks, regulations and other information about the HUD programs. HUDClips is located here: <http://www.hud.gov/offices/adm/hudclips>

### New PIH Notices as of August 2010

<a href="#">PIH 2010-34 (HA)</a>	Procedures for Implementation of Capital Funds Recovery Competition Grants
<a href="#">PIH 2010-30 (HA)</a>	Guidance for PHAs regarding the creation and use of affiliates and instrumentalities
<a href="#">PIH 2010-29 (HA)</a>	PHAs opportunity to apply for admission to the Moving to Work (MTW) demonstration program
<a href="#">PIH 2010-28 (HA)</a>	Requirements for designating public housing projects for occupancy by elderly families only, disabled families only, or elderly and disabled families only
<a href="#">PIH 2010-26 (HA)</a>	Implementing regulations mandating non-discrimination and accessibility in funded housing
<a href="#">PIH 2010-25 (HA)</a>	Establishes timeframes for timely reporting of the form HUD-50058 into PIC
<a href="#">PIH 2010-24 (HA)</a>	Guidance to PHAs seeking Emergency Capital Needs funding for safety and security measures.
<a href="#">PIH 2010-23 (HA)</a>	Project-Basing HUD-Veterans Affairs Supportive Housing Vouchers
<a href="#">PIH 2010-22 (HA)</a>	Guidance Disaster Housing Assistance Program - DHAP-Ike & Extension Operating Requirements
<a href="#">PIH 2010-21 (HA)</a>	Processing Information for the Submission of Replacement Housing Factor (RHF) Plans
<a href="#">PIH 2010-20 (HA)</a>	Procedures establishing PH cost limits & transmit TDC limits for FY 2010

## **WEBCASTS**

### **AN IMPORTANT PART OF HUD TRAINING**

If you have missed a scheduled live broadcast or want to review a previously aired one, webcasts are usually archived within 24 hours after being aired. Recent and archived webcasts are located here:

<http://www.hud.gov/webcasts>

This newsletter will be and previous issues are accessible on the HUD website at:

<http://www.hud.gov/local/hi/working/ph/honolulunews.cfm>

---

---

### **LET US KNOW WHAT YOU THINK!**

*The Honolulu Hub Office of Public Housing invites your comments and suggestions on how we can make these quarterly newsletters beneficial to you. Property Managers, Public Housing Staff and Partners are welcome to request our newsletters. Send your comments, suggestions and/or direct your request for these newsletters to [Marie.Miguel-Cortez@HUD.gov](mailto:Marie.Miguel-Cortez@HUD.gov)*