

U.S Department of Housing and Urban Development (HUD)
Public Housing and HCV NEWSLETTER
Honolulu Field Office
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FEATURE SPOTLIGHT

Public Housing News

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

HUD Field Offices nationwide have commenced a major initiative to increase the number of families served by the HUD's assisted housing programs to 5.46 million by the end of Fiscal Year 2011. This is a 207,000 unit increase from 2009. This initiative is part of the Department of HUD's Strategic Plan for Fiscal Year 2010 – 2015. Each program area in HUD from the Section 8 Housing Choice Voucher Program, Low-Income Public Housing Program, Multifamily Program and the Community Planning and Development are responsible to establish its own strategy to assist as many eligible families to attain assisted housing.

For the Low-Income Public Housing Program, the Office of Public Housing (OPH) is responsible to increase the number housing units by assisted tenants by 33,143 nationwide and reduce the vacancies by 12,000 nationwide. **For the Federal Fiscal Year 2011, the Honolulu OPH Field Office has implemented a strategy to reduce vacancies in its Low-Income Public Housing Program.**

1. Starting this past October, the first phase is to establish a baseline of total units by projects under each Asset Management Project. Project Managers with the LIPH Program have been contacted to confirm the total unit count by projects and identify vacant units that have been approved by the HUD Field office for: (a) an exception or non-dwelling use such as family self-sufficiency; other resident activities, administrative uses, etc.; (b) modernization or demolition/disposition; (c) police officer, non-assisted employee, etc. **This data is to be provided to our HUD HQ with a deadline due date of December 31, 2010.**

During this phase and throughout this initiative, data quality of the information in the Public and Indian Housing Information Center (PIC) system will be monitored. HUD staff will verify that the public housing units approved for other uses are correctly categorized in PIC. For units that are incorrectly categorized, HUD staff will communicate and provide assistance to the PHA staff to ensure that the data in PIC is accurate. **The accuracy of data in PIC is very important and is to be maintained by the PHA and HUD as the information is used by Congress and Federal agencies.**

2. The next phase starting in January 2011, HUD staff will analyze the data provided by the Project Managers and compare the data to PIC. To better understand why the units are vacant, HUD staff will contact the Project Manager(s) and develop a plan of action to reduce the vacancy. This includes confirming if a PHA has developed and implemented a process for requesting a unit be approved for modernization, for example.

Even after the strategic goal of increasing occupancy and reducing vacant units in Public Housing is met, **this initiative will be an on-going collaborative effort between our Low-Income Public Housing Agencies and the HUD Field Office to fill vacant units.**

Questions related to the Lease-Up of Public Housing Vacant Units, contact your assigned reviewer at the Honolulu Hub Office of Public Housing.

Find more on HUD's Strategic Plan Goals here:

http://portal.hud.gov/portal/page/portal/HUD/program_offices/cfo/stratplan

TECHNICAL ASSISTANCE for PHAs via WEB BASED DIGITAL GAME BASED (WBDGB) Coming in January 2011

In 2006 HUD established a requirement for PHAs to convert to Asset Management. Services to assist the PHAs was entitled The Public Housing Asset Management Technical Assistance for PHAs (T&A), which consist of the five components of Asset Management. (1) Project Based Budgeting, (2) Project-Based Funding, (3) Project-Based Accounting, (4) Project-Based Management, and (5) Project-Based Assessment.

Technical Assistance services to aid PHAs transition to Asset Management include

(1) Public Housing Asset Management Conferences 2009 (T&A Seminars) held from May 2009-October 2009 in 10 regional locations. Seminars facilitated the transition to Asset Management in a classroom setting.

(2) Specialized Technical Assistance Training for PHAs. PHAs and Field Office requested Special Training to improve the PHAs capacity and capability to transition to asset management.

(3) And **coming in January 2011 Web-Based Digital Game Based Training**. Sixteen Asset Management Courses are offered. These are instructional lessons to reinforce knowledge concepts within each course to increase the learning engagement of asset management. The sixteen courses will be available via CD and web-based by the start of January 2011. Users will become very familiar with the Karson Housing Authority (*fictional PHA utilized in this game based training*) as you transition to asset management through Adult E- Learning.

More information will be forwarded to the Hawaii Region PHAs as it becomes available.

THE RESIDENT E-Newsletter

Hawaii Region PHAs are encouraged to share this link <http://www.hud.gov/offices/pih/programs/ph/> with residents in their programs. Specifically designed to provide helpful information to residents of HUD Public and Indian Housing (PIH) programs, readers will find helpful energy savings tips, health tips, residents' best practices stories, and opportunities of funding and education.

For the December issue of The Resident E-newsletter click here:

<http://www.hud.gov/offices/pih/programs/ph/pubs/newsltr-res-dec10.pdf>

For the November issue of The Resident E-newsletter click here:

<http://www.hud.gov/offices/pih/programs/ph/pubs/newsltr-res-nov10.pdf>

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

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	00-Jun-2010	\$ 1,317,947.88
Kaimalino & Kealakehe	Reroofing, exterior renovation	\$ 1,836,041.00	1-Feb-2010	\$ 1,744,238.95
Kalanihuia	Reroofing and Elevator Lobby Improve	\$ 196,865.00	19-Apr-2010	\$ 187,742.30
Makani Kai Hale, Maui	Physical Improvements	\$ 1,412,267.00	4-Jun-2010	\$ 761,402.59
Makua Alii	Structural and Spall Repairs	\$ 1,940,130.00	26-Apr-2010	\$ 810,660.84
<i>Makua Alii</i>	<i>Construction Management</i>	<i>\$ 409,171.00</i>	26-Apr-2010	<i>\$ 110,580.00</i>
Kalakaua	Roof replacement	\$ 780,553.00	1-Jun-2010	\$ 519,334.94
Kalihi Valley Homes IV	Total building & unit renovations	\$ 1,549,966.00	26-Oct-2009	\$ 1,554,915.00
<i>Administrative Costs</i>	<i>Operations (not > 20% of grant); Administration (not > 10% of grant); contingency (not > 8% of grant);</i>	<i>\$ 1,247,122.00</i>		<i>\$ 601,688.00</i>
Total ARRA Funds Obligated		\$ 16,245,443.00		
Total ARRA Funds Expended		\$ 7,608,520.50		



Guam Housing and Urban Renewal Authority (GHURA)

Total ARRA Amount Awarded: \$1,984,169.00

Total ARRA Funds Obligated	\$ 1,984,169.00
Total ARRA Funds Expended	\$ 1,984,169.00

Contact your assigned reviewer for information related to Capital Improvements and the ARRA 2009.

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 & 4 OF HUD'S STRATEGIC PLAN GOALS

The Optimal Utilization of HCV Vouchers was featured in the August 2010 Issue No. 11 of the Public Housing and HCV Newsletter. Find it here

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

HCV HOMEOWNERSHIP REPORT

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

PHA	CY03-09	CY10	Totals
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	3	26
Hawai'i County	3	1	4
Maui County	0	2	2
Kaua'i County	12	3	15

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

THE VIOLENCE AGAINST WOMEN ACT (VAWA)

The *Violence against Women Act (VAWA)* final rule was published in the Federal Register on October 25, 2010. HUD issued a press release to highlight the issuance of the rule. See

http://portal.hud.gov/portal/page/portal/HUD/press/press_releases_media_advisories/2010/HUDNo.10-248

HUD's Public and Indian Housing (PIH) is developing further guidance about the rule which will explain rule provisions and may conduct outreach, via webcast, once the guidance is issued next year. Two examples of best practices provided by Region Housing Authorities are:

Tulare HA in a classic win-win situation: A Family Services group was awarded a HUD grant to provide longer term assistance at their Battered Women's shelter, however, the money would not be available for about six months. A triplex with 2 two bedroom units and 1 three bedroom unit was then on the market perfect for their needs, but was not going to be available for long due to the great price and location. Because HA had the authority under their Moving to Work (MTW) Plan to use reserve funding for other housing purposes, the HA was able to purchase the triplex and keep the triplex available for the Family Services group until their grant funding became available. The HA will maintain ownership with a long term affordable lease to the Family Services group to provide the longer term assistance. The HA will be able to keep the rents reasonable, but still be making about 4% on the investment which is better than it could realize through traditional investments.

San Francisco HA making a concerted commitment to implement provisions of VAWA:

2009: SFHA enters into a two-year lease agreement with *Women Organized to Make Abuse Nonexistent, Inc.* (WOMAN, Inc.) a community-based, multi-service office in the Micki Corins Empowerment Center or "The Center" currently located on one of the HA's developments, the Rosa Parks Development. The scope of services for The Center includes Peer to peer support groups; One-on-one therapy for women and children; domestic violence volunteer trainings (3 per year); 24 hour crisis hotline (includes weekends and holidays); drop-in domestic violence services for residents, their families and staff; technical assistance for the SFHA in crafting domestic violence policy or counsel employees in need of domestic violence services; and training to SFHA employees and Rosa Parks development clients.

2009-2011: Updating the Admissions and Continued Occupancy Policy (ACOP) & the Administrative Plan: When updating the ACOP and the Section 8 Administrative Plan, amongst others invited, the HA also invited advocates representing victims of domestic violence. The result after drafting, revising and meeting at various times was the submittal of a new, improved, updated VAWA provision in both the ACOP and the Administrative Plan.

2010-2011 Looking Forward: SFHA has made great effort to change policy that will positively affect victims of domestic violence and hope to continue to expand relationships with advocacy groups.

CUSTOMER SERVICE

ON THE FRONTLINE



The City & County of Honolulu Section 8 Branch honors

Sandra Sayuri Toma, or “Sandy” as she is known, is the former Administrator of the Section 8 Rental Assistance Branch of the City and County of Honolulu. Due to the high number of administrative staff that retired December 2009 (*Sandy retired in February 2010*) Sandy returned to work as a planner to help the Section 8 Rental Assistance Branch through its administrative transition.

Sandy is fondly known as “Mrs. Aloha” because of the unconditional acceptance and respect she exhibits to everyone she encounters, be it supervisor, politician, co-worker, Section 8 tenant or a community member. She is also referred to in the City & County of Honolulu as *Mrs. Section 8* since she has built the City’s program into the 42 million dollar program that it is today.

Sandy knows how to *LISTEN* when someone has a concern or needs help in solving a problem. She looks for viable and realistic solutions to address the issues fairly and efficiently. The following are examples of the type of quality customer service that she has consistently exhibited during her 30+ years of public service:

- In Public Meetings, Sandy always listens respectfully to learn the concerns of tenants and community members and to ensure that they feel they have been treated fairly;
- She consistently provides quality customer service to co-workers and community partners, often going out of her way to buy everyone lunch or dinner out of her own pocket and to make sure everyone gets home safely;
- Sandy knows her stuff and “Walks the Talk,” ensuring that the human aspect is not forgotten or ignored.

Ms. Sandy Toma began work with the City and County of Honolulu Section 8 Rental Assistance Branch over 24 years ago. Prior to working with the City, she was involved in social work for the State of Hawaii in the Kalihi and Waianae areas ensuring tenants and housing were in compliance with HUD’s Housing Quality Standards.

“Mrs. Aloha” had been instrumental in infusing quality customer service in all aspects of work. The staff of the City and County of Honolulu Section 8 Rental Assistance Branch is saddened to bid farewell to Sandy as she leaves a place where she is honored and her work is respected.

*The Honolulu Hub Office of Public Housing joins the Section 8 Branch of the City and County of Honolulu in bidding **Sandra Sayuri Toma** farewell with appreciation for her outstanding contribution to the City’s Section 8 Program and, added wishes for a happy retirement. We wish Sandy the best and hope the retirement stage provides fulfilling and satisfying opportunity as her contribution to the program had provided opportunity for countless others. You will be missed.*

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

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 September 2010

PIH 2010-45 (HA)	Financial reporting requirements for HCV program submitted through the Financial Assessment Subsystem for Public Housing and the Voucher Management System
PIH 2010-44 (HA)	Revision and Guidance on requirement for PHAs to record current Declaration of Trusts (DOT) against all public housing property: Guidance on adding and removing public housing units and other property from the Annual Contributions Contract (ACC)
PIH 2010-43 (HA)	Continuation of Disaster Voucher Program (DVP) Housing Assistance Payments
PIH 2010-42 (HA)	Certification of accuracy of data in the Inventory Management/Public Housing Information Center system used to calculate the Capital Fund Allocation
PIH 2010-41 (HA)	Using Energy Star to promote energy efficiency in Public Housing
PIH 2010-40 (HA)	Set aside funding availability for Project Based HUD-VASH
PIH 2010-39 (HA)	PHA process for voluntary transfers of HCV, Project Based Vouchers and Certificates
PIH 2010-38 (HA)	Income exclusion under temporary employment by U.S. Census Bureau
PIH 2010-37 (HA)	Guidance: re successful conversion to Asset Management to discontinue reduction of Op Subs

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