

U.S Department of Housing and Urban Development
Public Housing and HCV NEWSLETTER

Honolulu Field Office
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www.hud.gov

FEATURE SPOTLIGHT

In preparation for upcoming UPCS Inspections the Honolulu Hub Office of Public Housing spotlights Exigent Health & Safety (EHS) Deficiencies Descriptions and measures for reduction of deficiencies.

Exigent Health & Safety (EHS) Deficiencies Descriptions

An EHS deficiency is a defect in a component of property that could be a threat to the life, health and safety of the residents. An EHS deficiency is found in the five areas of property during conduct of a Uniform Physical Condition Standards (UPCS) inspection.

Property Development	Inspection Check	Deficiency
1. Site	Air Quality Electrical Hazards	1. Propane/Natural Gas/Methane Gas is detected. 1. Exposed Wires/Open Panels. 2. Water Leaks on/near electrical equipment.
2. Building Exteriors	Electrical Hazards Emergency/Fire Exits Fire Escapes	1. Exposed Wires/Open Panels. 2. Water Leaks on/near electrical equipment. Emergency/Fire Exits are blocked or unusable. Blocked Egress/Ladders.
3. Building Systems	Air Quality Domestic Hot Water Electrical Systems Electrical Hazards Emergency Fire Exits Fire Protection Smoke Detectors HVAC	1. Propane/Natural Gas/Methane Gas is detected. 2. Sewer Odor is detected. 1. Carbon Monoxide Hazard 2. Misaligned Chimney/Ventilation System Inoperable. 1. Missing Breakers/Fuses/Cover Plates 1. Exposed Wires/Open Panels. 2. Water Leaks on/near electrical equipment. Emergency/Fire Exits are blocked or unusable. Missing/Damaged/Expired Fire Extinguishers. Missing/inoperable Smoke Detectors. 1. Misaligned Chimney/Ventilation System inoperable 2. Carbon Monoxide Hazard
4. Common Areas	Air Quality Electrical Systems Electrical Hazards Emergency Fire Exits HVAC Outlets/Switches/Cover Plates Smoke Detectors Windows Elevators	1. Propane/Natural Gas/Methane Gas is detected. 2. Sewer Odor is detected Missing Breakers/Fuses. Missing Covers. 1. Exposed Wires/Open Panels. 2. Water Leaks on/near electrical equipment Emergency/Fire Exits are blocked or unusable. 1. Misaligned Chimney. 2. Ventilation System Inoperable Missing/Broken Cover Plates. Missing/Inoperable Security bars preventing egress. Inspector Certificate expired.
5. Units	Air Quality Electrical Hazards Electrical Systems Emergency Fire Exits Hot Water Heater HVAC Outlets/Switches Smoke Detectors Windows Infestation	1. Exposed Wires/Open Panels. 2. Water Leaks on/near electrical equipment 1. Exposed Wires/Open Panels. 2. Water Leaks on/near electrical equipment Missing Breakers/Fuses. Missing Covers. Emergency/Fire Exits are blocked or unusable. 1. Misaligned Chimney. 2. Ventilation System Inoperable 1. Misaligned Chimney. 2. Ventilation System Inoperable Missing/Broken Cover Plates. Missing/Inoperable Security Bars Prevent Egress. Rats/Mice/Insects

The UPCS inspection is conducted by the Real Estate Assessment Center (REAC) Inspectors in accordance with the Public Housing Assessment System (PHAS) regulation at 24 CFR 902 and REAC policies in compliance with UPCS at HUD regulation at 24 CFR Part 5, Subpart G.

The annual inspection ensures that Housing Authorities development stock is in safe, sanitary and good repair free of health and safety hazards.

Measures to reduce EH&S Deficiencies and Improve PASS

EH&S deficiencies must be corrected or abated within 24 hours of receipt of notice.

The high penalty resulting from EH&S deficiencies will adversely impact Physical Inspection Assessment Subsystem (PASS) under the Public Housing Assessment Program (PHAS).

Prevailing deficiencies with high penalty are found in the units. These are:

1. Missing/inoperable smoke detectors
2. Blocked safety egress from the units.

Here are a few simple techniques to easily improve PASS Scores by aiding residents to establish a routine approach for ensuring their units are in compliance.

1. Property managers should look for opportunities to properly educate by **increasing resident awareness** of their own safety. **Varying repeated reminders** to refrain from removing batteries from smoke detectors and from using furniture to block egress through an emergency fire exit will increase resident awareness.
2. Spot checking and on the spot correcting lay the foundation for preventive maintenance in contrast with high penalty, high cost and high stress corrective measures.

3. As REAC penalizes the PHA for deficiencies in terms of their PASS scores, initially and if necessary, noncompliant residents should be penalized. Creative penalizing solutions can increase resident awareness and build capacity to ensure their own units are in compliance.

Contact William (Bill) Sabalburo at William.Sabalburo@hud.gov (808 522-8175 ext 238) with questions regarding EH&S deficiency correction, mitigation, and certification.

SAVE THESE DATES FOR UPCS TRAINING

REAC Inspector Manager William (Bill) Wong will conduct UPCS training in September for Public Housing and Asset Management Staff at the Hawaii Public Housing Authority (HPHA) and the Guam Housing and Urban Renewal Authority (GHURA).

HPHA – September 9 & 10, 2009
Morning Sessions: 8:30 – 11:30 am
Afternoon Sessions: 12:30 – 3:30 pm

GHURA – September 15 – 17, 2009

PIC AND OTHER SYSTEMS NEWS

The local public housing agencies are responsible for adding, maintaining, and updating their own information found in the Housing Authority (HA) module. See your security administrator within your own housing authority for access.

Q & A

<http://www.hud.gov/offices/pih/systems/pic/haprofiles/faq.cfm>
<http://www.hud.gov/offices/pih/systems/pic/faq/ha.cfm>

The PIH (Public & Indian Housing) Information Center (PIC) allows Public Housing Authorities (PHAs) to electronically submit information to HUD. To submit information, go to the website page here:

<http://www.hud.gov/offices/pih/systems/pic/>

For contact information visit the PIC help page for details:

<http://www.hud.gov/offices/pih/systems/pic/help.cfm>

Questions regarding the PIC system: Telephone: 1-888-245-4860 to talk to a live help specialist. Or send a message to the [REAC Technical Assistance Center \(mailto:reac_tac@hud.gov\)](mailto:reac_tac@hud.gov)

PUBLIC HOUSING NEWS

CAPITAL IMPROVEMENT AND THE ARRA



UPDATE: Local uses of the Recovery Act Capital Funding by Formula
<http://www.hud.gov/recovery/transparency-accountability.cfm>

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	ARRA Funds Obligated	Start Date	Anticipated Completion
David Malo Circle, Maui	Reroofing, parking, sidewalks, lighting, ADA work, misc repairs			
Hale Hauoli, Honokaa	Modernization; repair roofs, interiors, painting, site work, ADA accessibility			
Kaimalino and Kealakehe, Kona	Reroofing, flooring, ADA accessibility and misc repairs			
Kahekili Terrace, Maui	Hot water storage tanks, roofing membrane, spall work, painting, gas water heater, plumbing, electrical, removal of asbestos			
Kalihi Valley Homes Phase IVA	Interior & Exterior Renovations	\$1,170,000.00		
Kalanihuia	Roof repair for elevator shaft/ lobby			
Makua Alii	Structural & spalling repairs			
Makani Kai Hale I & II, Maui	Siding, window, doors, screens, frames, roofs, gutters, downspouts, electrical repairs			
Mayor Wright Homes, Honolulu	Reroof 3 buildings			
Various Locations: Type "C" units (construction)	Misc repair & upgrade, kitchens & cabinets, tiles, repair walls, elec & plumbing upgrades			
TOTAL ARRA Funds Obligated		\$ 1,170,000.00		

**To the Guam Housing and Urban Renewal Authority (GHURA)
Total ARRA Amount Awarded: \$1,984,167.00**

Project	Improvement Description	ARRA Funds Obligated	Improvement Start Date	Anticipated Completion
AMPs 1 & 4	Exterior Painting	\$ 227,446.00	16-June-2009	05-Oct-2009
AMPs 2 & 3	Exterior Painting	\$ 94,934.00	23-June-2009	13-Oct-2009
AMPs 1 & 4	Water blasting, Roof Coating, Heat Reduction	\$ 1,332,650.00	03-June-2009	13-Dec-2009
AMP 2	Water blasting, Roof Coating, Heat Reduction	\$ 89,618.23	03-June-2009	29-Sept-2009
AMPs 1,2 & 4	Kitchen Cabinets/Counters/Tops	\$ 189,518.77	26-June-2009	25-Feb-2010
TOTAL ARRA Funds Obligated		\$ 1,984,167.00		

Contact William (Bill) Sabalbuero at William.Sabalbuero@hud.gov (808 522-8175 ext 238) with questions related to Capital Improvement and the ARRA.

MONEY FOLLOWS THE PERSON (MFP) PROGRAM FOR PUBLIC HOUSING AGENCIES

On June 22, 2009 the 10th anniversary of the landmark Supreme Court decision in the case of Olmstead v. L.C., President Barack Obama celebrated the anniversary by declaring 2009 "The Year of Community Living". The President has directed the US Departments of Health and Human Services (HHS) and Housing & Urban Development (HUD) to work together to identify ways to improve access to housing, community supports and independent living arrangements for people with disabilities.

In his June 22, 2009 letter to Executive Directors of PHAs, HUD Secretary Shaun Donovan informs that the MFP initiative provides an opportunity for HUD to collaborate with the Centers for Medicare & Medicaid Services (CMS), HHS to expand accessible, affordable, and integrated housing options for persons with disabilities and seniors; and urges public Housing authorities (PHAs) to provide local admission preference to people making the transition from institutions into community-based settings.

The MFP Program, which is administered by CMS, is the largest mandated Medicaid demonstration in the history of servicing persons with disabilities and the elderly. The program provides approximately \$1.7 billion for home and community-based long-term care (LTC) services by supporting states to shift their Medicaid LTC spending away from institutional settings to community living. CMS expects approximately 37,000 individuals to transition from institutions to the community between now and 2011. Many of these individuals will need housing in the community.

The point of contact (POC) for Hawaii PHAs:

Madi Silverman, Project Director
Phone: 808 692-8166
msilverman@medicaid.dhs.state.hi.us

For more information on the MFP program:

<http://www.hud.gov/offices/pih/programs/ph/am/newsletter/doc015.pdf>

http://www.cms.hhs.gov/DeficitReductionAct/20_MFP.asp

SECTION 8 VOUCHER NEWS

HCV HOMEOWNERSHIP REPORT

From CY 03 through to date CY09 there were 35 closings amongst 7 Hawai`i PHAs:

PHA	CY03/08	CY09	Totals
Hawai`i Public Housing Authority (HPHA)	3	3	6
Guam Housing and Urban Renewal Authority (GHURA)	0	0	0
Northern Marianas Housing Corporation (NMHC)	0	0	0
City & County of Honolulu	20	0	20
Hawai`i County	2	0	2
Maui County	0	0	0
Kaua`i County	7	0	7

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

HCV HOMEOWNERSHIP PROGRAM GUIDEBOOK

Check out the **HCV Homeownership Program Guidebook** here:

<http://www.hud.gov/office/pih/programs/hcv/pubs/hcvguidebook.pdf>

FAMILY UNIFICATION PROGRAM (FUP)

The City and County of Honolulu has been granted \$1,085,328 and 100 vouchers to provide stable housing for young adults (age 18-22) who have "aged-out" of the foster care system.

The award was based on a memorandum of agreement between the City, the Child Welfare Services (CWS) Branch of the Department of Human Services and Hale Kipa. Hale Kipa is contracted by CWS to provide services to foster children turning 18 and aging out of the foster care system.

The funding is part of \$20 million provided by HUD to 20 states through its Family Unification Program (FUP), which provides a portion of rental assistance vouchers for stable housing for young adults who no longer meet the criteria for continued foster care.

According to State statistics approximately 150 youth age out of the foster care system every year; a greater number of them from Oahu. "Our focus in seeking this federal funding is on youth aging out of the foster care system." "These youth on O`ahu will now have a better chance of getting stable housing and be much more likely to avoid homelessness," said Hawaii State Department of Human Services Director Lillian Koller. *(excerpted from the Hawaii Reporter)*

In addition to the rental assistance vouchers, the youth will receive education and employment training, along with medical and other support services to help them transition out of the foster care system and into successful, healthy and productive lives in our community.

"Young people who leave foster care when they reach adulthood often lack sufficient housing, education, employment and social support systems to help them be successful," Mayor Mufi Hannemann said. "It's important to help ensure these young adults have every opportunity available to obtain stable housing so they can reach their full potential."

The City's Department of Community Services will partner with CSW and Hale Kipa to identify youth at risk of homelessness.

Points of Contact (POC): Sandra Toma (PH: 808 768-7078)
Gary Iwai (PH: 808 768-7062)
Community Assistance Division
Department of Community Services
City & County of Honolulu

SEMAP Reminder

SEMAP certifications for PHAs with fiscal years ending June 30, 2009 are due in PIC no later than August 29, 2009.

CUSTOMER SERVICE

ON THE FRONTLINE



Maureen Bates
HUD VASH Program Coordinator

Maureen Bates, HUD VASH (Veteran Affairs Supported Housing) Program Coordinator for VA Pacific Islands Health Care System (PIHCS) has been partnering with Hawaii's Public Housing Authority (HPHA) Section 8 Branch since October 2008 to assist homeless veterans to obtain Section 8 vouchers in private rental units in the community on Oahu, Kauai, Maui, and Hawaii. Eligible veterans are referred by their primary VA PIHCS provider to be considered for intensive case management supports, resolving barriers for sustaining independent living with a Section 8 voucher, and financial eligibility.

VA PIHCS and HPHA have 105 vouchers to be issued across the State to eligible homeless veterans. Currently there are 51 veterans participating in the program, with 37 authorized vouchers. Additional staff (2) is slated to be hired to support intensive case management services at PIHCS for all 105 veterans in receipt of vouchers.

The following sample reflects how the successful, collaborative implementation of the HUD VASH Program Services impacts the quality of life for more than a(n)

Maui Veteran living in his vehicle on Maui for over a year. Veteran was diagnosed with Post Traumatic Stress Disorder (PTSD). He was referred to HUD VASH on 11/26/08 and by 12/15/08 he was issued a Section 8 Voucher by HPHA. Veteran located rental unit in Wailuku and moved in on 1/9/09. He graduated from high school on Maui in the 70's. He noted one of his primary barriers to independent living was illiteracy. When he joined the military his recruiters helped him study for the entrance exam to enlist in the Army. He has been attending community college to learn to read and write for over two years. He can now read and write well enough to complete all of his HUD VASH forms independently. Veteran plans to be a tutor at his old elementary school for children who are illiterate on Maui.

Oahu Veteran with a full-time job as campus security/peer mentor at homeless shelter was referred to HUD VASH on 8/20/08. Veteran had a history of homelessness associated with substance abuse and divorce. He had been living in the woods on Windward Oahu prior to moving into homeless shelter at USVets. Veteran was referred to HPHA for financial eligibility review and awarded Section 8 voucher on 9/24/08. He located rental property with help from HUD VASH staff and moved into rental unit on 10/1/08. He is awaiting registration in HUD's Family Self Sufficiency program to begin savings to own a home. He recently attended his son's high school graduation, presenting him with \$100 gift certificate. Veteran lives alone but has re-established relationships with his son and daughter who reside with their mother on Oahu.

World War II Kauai Veteran was homeless for the past year after family trauma. He was referred by his Social Worker to HUD VASH on 1/29/09. His paperwork for financial eligibility review was submitted to HPHA on 2/9/09, with voucher awarded on 2/18/09. HUD VASH staff met with veteran on 2/20/09 and visited rental property which veteran selected as his preferred rental unit. Veteran was moved in by 2/25/09 (5 days later) with support of HPHA inspection staff and community agencies. Veteran obtained furniture donations through community church and Habitat for Humanity on Kauai. He is an avid landscaper and gardener, significantly improving his landlord's property within the first four months of his tenancy. Veteran mountain-bikes at 86 years old near his home. He has already built his personal profile on Facebook and maintains contact with grandchildren in other states via instant messaging.

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 2009 NOTICES

PIH 2009-24 (HA) NEW	Issued: July 23, 2009 Expires: July 31, 2010	PIH Notice 2007-15 (HA) is extended for another year, which was previously extended for one year by 2008-27. This notice provides guidance to public housing agencies (PHAs) regarding the creation and use of affiliates and instrumentalities so to participate in Public and Indian Housing programs under the United States Housing Act of 1937. Affiliates and instrumentalities may participate in mixed-finance developments subject to Annual [...]
PIH 2009-23 (HA) NEW	Issued: July 21, 2009 Expires: July 31, 2010	This Notice extends Notice PIH 2008-10 (HA) , which expired on January 31, 2008. The Notice reiterates the streamlined requirements for designating public housing projects for occupancy by elderly families only, disabled families only, or elderly and disabled families only.
PIH 2009-22 (HA) NEW	Issued: July 21, 2009 Expires: July 31, 2010	The purpose of this Notice is to extend and revise Notice PIH 2008-20 (HA) . Specifically, the last paragraph under 1.A. in regard to occasional, intermittent, multiple or rotating care givers has been modified and section 1.C. has been added in regard to reasonable accommodation issues.
PIH 2009-21 (HA)	Issued: July 17, 2009 Expires: July 31, 2010	This notice strongly encourages Public Housing Authorities (PHAs) to implement non-smoking policies in some or all of their public housing units. According to the American Lung Association, cigarette smoking is the number one cause of preventable disease in the United States. The elderly and young populations, as well as people with chronic illnesses, are especially vulnerable to the adverse effects of smoking. This concern was recently addressed by the Family Smoking Prevention and Tobacco Control Act, P.L. 111-31, signed by the President on June 22, 2009. Because Environmental Tobacco Smoke (ETS) can migrate between units in multifamily housing, causing [...]
PIH 2009-20 (HA)	Issued: July 17, 2009 Expires: July 31, 2010	This notice provides guidance on the implementation of the asset-repositioning fee (ARF) pursuant to 24 CFR § 990.190(h) and on re-occupying public housing units proposed or approved for demolition, disposition, or transition to homeownership. A PHA that transitions projects or entire buildings of a project out of its public housing inventory is eligible for an asset-repositioning fee. This fee supplements resources available with administration and management of demolition or disposition, tenant relocation, and minimum protection and service associated with such efforts. The ARF is not intended for individual units within a multi-unit building undergoing similar activities.
PIH 2009-19 (HA)	Issued: June 30, 2009 Expires: June 30, 2010	This Notice extends Notice PIH 2008-26 (HA) , same subject, which expires on June 30, 2009; for another year until June 30, 2010. Notice 2008-26 clarifies the exclusion of temporary employment payments by the U.S Census Bureau pursuant to 24 CFR 5.609(c)(9).
PIH 2009-18 (HA)	Issued: June 22, 2009 Expires: June 30, 2010	This notice provides clarification on the applicability of State and local laws in the Housing Choice Voucher (HCV) Program regarding termination of tenancies by the owner for other good cause at 24 CFR 982.310.
PIH 2009-17 (FR)	[Docket Number FR-5335-N-01] Dated: June 18, 2009	Through this notice, HUD seeks to ensure that individuals or entities that participate in HUD programs or with whom HUD interacts through its programs are aware of obligations imposed on immediate successors of interest in any residential property pursuant to a foreclosure to provide tenants residing in such property, including but not limited to tenants with section 8 rental assistance, with at least 90 days advance notice of the need to

		vacate the property, where the successor desires to have the tenants vacate. In addition, except for purchasers who will occupy [...]
PIH 2009-16 (HA)	Issued: June 12, 2009 Expires: June 30, 2010	This Notice serves to reinstate and update the content of PIH Notice 2008-22 and provide supplementary guidance regarding retained surcharge savings, approval processing for terms up to 20 years, and the applicability of small purchase procedures for Energy Performance Contracts (EPCs).
PIH 2009-15 (HA)	Issued: May 18, 2009 Expires: May 31, 2010	The purpose of this Notice is to inform public housing agencies (PHAs) and Tribally Designated Housing Entities (TDHEs) about Integrated Pest Management (IPM). Reference materials on IPM are located at paragraph seven of the referenced notice. PHAs provide decent, safe, sanitary and affordable housing to more than one million families. Pest problems routinely rate as one of the top concerns by residents.

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 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