

U. S. Department of Housing & Urban Development

Los Angeles Public Housing Hub



Serving Southern California



Thoughts from KJ:

Spring is here, which means we are halfway through the federal fiscal year. I want to personally congratulate the **FY 2009 Southern California Public Housing Authority (PHA) Award recipients**. Please note the article contained within this

newsletter.

We welcome the new Administration, President Barack Obama and Secretary Shaun Donovan. We anxiously await announcement of the next Assistant Secretary for the Office of Public and Indian Housing.

The new **American Recovery and Reinvestment Act (ARRA) of 2009** funds are quickly being processed. These funds will be closely monitored, so be sure that your PHA complies with all regulations and deadlines.

Hats off to each of you for your daily contribution in providing the best possible housing to our tenants. Of late, I have been encouraging your staffs as well as my own to become a Servant with a Heart. So, are you in or are you out?

- Do you make the most of each day or do you try to get away with doing the least?
- Are you achieving small daily tasks quietly or do you require the applause of others for each little accomplishment?
- Do you truly listen to others' ideas/cries and bring integrity to the table or do you mainly like hearing yourself talk and compromise on honesty?
- Do you respond as soon as possible to your responsibilities or do you wait until the last minute, and then need more time?

- Are you working to become the best you can be or do you think you are already the best?

DVP EXTENDED

Notice PIH 2009-8, dated February 24, 2009, officially extend the Disaster Voucher Program (DVP) program to December 31, 2009. Any additional extensions will depend on whether assigned funds remain at the time. PHAs are encouraged to consider adopting waiting list preferences for displaced families and to make families aware of any other affordable housing resources in the community. Displaced families should be encouraged to contact the owner of their pre-disaster housing to find out the status of the pre-disaster housing and other housing opportunities.

Families in DVP may still move to another jurisdiction if there is a PHA administering the DVP in that area. If a family wishes to move, the current DVP PHA must contact the receiving PHA to verify that PHA is willing to administer the assistance. If the PHA is not willing, either because the PHA never administered or is no longer administering DVP, the current DVP PHA must notify the family that a move with continued assistance is not possible. If the family insists on moving, the DVP will be terminated.

With the extension, the program end date in Disaster Information System (DIS) will be updated to 12/31/09 for families under a DVP lease. However, the Housing Assistance Payment (HAP) Contract Termination Date will not be updated automatically. The DVP PHA must update this filed to reflect the actual date of lease/HAP contract termination.

February Proactive Exchange Welcomed Speaker from United Way



Edmund Khashadourian, Program Officer at United Way of Greater Los Angeles, spoke about HUD's partnership in fighting poverty at our most recent Proactive Exchange. The United Way has programs that work with low income people to save money towards the goal of homeownership. For example, Saving for the American Dream (SFAD) is the savings program at United Way of Greater Los Angeles (UWGLA), one of the largest Individual Development Account (IDA) programs in the country. Through a network of nineteen nonprofit organizations and four major bank partners across the county, SFAD is connecting low-income households to suitable savings accounts, financial literacy training, and credit building opportunities.

Please reach out to him and his resources, which could greatly assist your tenants in reaching their goal of growing from assisted housing. Mr. Khashadourian may be reached at (213) 808-6519, via email: ekhashadourian@unitedwayla.org
www.unitedwayla.org.

Los Angeles HUD Office Welcomes New Staff

As noted in our previous newsletter, we welcomed the arrival of Robert (Bob) Kroll, Public Housing Revitalization Specialist and Christopher Taliaferro, Master of Business Administration (MBA) Fellow. We now prepare to bid farewell to Chris, who will commence his next rotation to another HUD Program Office in the near future. Chris displayed an ability to learn quickly and a refreshing, positive, and professional attitude to our office. Good luck Chris!



Pictured: Chris Taliaferro

HUD Los Angeles Staff Partners with Recovery and Prevention Corps



Los Angeles HUD Office staff partnered with members of the Recovery and Prevention Corps (RPC). Pictured from left to right are: Sara Kurzenhauser, Los Angeles HUD, Letitia Henderson, Los Angeles HUD, Vera Cheers, Memphis HUD, Ted Skonos, Los Angeles HUD, Joyce Fornal, Cleveland RPC, May Miso, Los Angeles HUD, Carolyn Cain, Cleveland RPC, Martha Murillo, Los Angeles HUD, Ed Allard, RPC, Marilyn Patterson, Los Angeles HUD, Anthony Sprowl, Los Angeles HUD

Housing Authority of the City of Paso Robles Changes Lives Through Soccer

The Housing Authority of the City of Paso Robles administers 148 Public Housing units in a somewhat hidden community in the northernmost part of Paso Robles. The Oak Park area of Paso Robles has historically been a hot-bed of social problems ranging from drug and alcohol abuse, juvenile delinquency, teen pregnancy, and low academic performance

Program goals include:

to domestic violence, gang activity and neighborhood disorganization.

The mission of the Oak Park Soccer League is to provide a positive recreational experience for children in the area as an alternative to the negative attractions offered by "the streets" through a culturally relevant medium such as soccer.

- Promoting participation by female players.
- Providing opportunities for adults living in the area to participate in youth oriented activities that result in improved parent-child relationships and increased community organization.

In 2000, the Oak Park Soccer League began with 48 children ages 9-12, on four teams with six volunteers. In 2001, the Oak Park Housing Authority invested \$38,000 on the installation of a fenced playing field within the housing complex, complete with goals, nets, and seating. The league immediately doubled in size. The league was able to expand to serve 14 and 15-year olds through a grant.

Adult leaders of the league employed social marketing techniques and required soccer participants to get good grades to be on the team. When we met with them to discuss how the league would operate and to make our behavioral expectations known, we learned about their feelings of shame about living in Oak Park. They told us they were embarrassed at school when other kids asked them where they lived. They believed the Paso Robles community at-large had pegged them as trouble makers merely because of where they lived.



A coach advises a young player on technique.

A parent suggested the team enter the Pioneer Days Parade in Paso Robles. Not sure if the children would participate, the PHA submitted an application just before the entry deadline. About 80 children marched in the parade in uniform, carrying the league banners. League supporters interpreted their participation to mean they were no longer ashamed of telling the world where they lived.

[Paso Robles Soccer League Continued](#)

It was an emotional moment for all when the Oak Park Soccer entry was awarded First Place in one of the parade categories. It was psychologically and emotionally liberating. The world outside of Oak Park had seen them, and approved.

Through various grant funds, today the league includes 265 children, of which 16% are female. The positive ripple effect on the community has been noted by the Paso Robles Police Department by a decline in crime.

Congratulations to Armando Corella, Executive Director, Housing Authority of the City of Paso Robles and other supporters for such a successful program! Thank you to Linda Chu, Financial Analyst, Los Angeles HUD Office, for suggesting this topic for our Newsletter.



Pictured: Enthusiastic soccer players

Public and Indian Housing Information Center (PIC) MOMENTS



Martha Murillo

Expired User Accounts in PIC:

If the user is unable to log into Enterprise Income Verification (EIV) as has been the case, more than likely they are inactive in PIC.

Deactivation - The program runs every night in Inventory Management System (IMS-PIC) and checks the latest log in date for each user. If the latest login is 91 or more days ago, they are deactivated automatically.

Reactivation – You change their status back to Active in Security Admin. If they do not log in to IMS-PIC that same day of reactivation, that night the program will deactivate them again.

Changes to the Summarization Schedule:

Change to monthly summarization schedule coming this spring—The monthly summarization schedule that informs the PHAs when their 50058s are to be processed with an end result of a Delinquency Report that informs the PHAs of their 50058 reporting rate, will be changing to coincide with the Voucher Management System (VMS) date that is due every 15th of each month. In making this change the VMS information in PIC will be “fresher.” It’s anticipated that this change will go into effect with the summarization process of May 29-31, 2009. Stay tuned for a new Summarization Schedule to be issued in late April.

Form 50058 Field 2n Special Codes:

These are the codes that are currently valid codes for field 2n of the regular from 50058. Moving to Work (MTW) 50058s do not currently have a place for special codes but will after the April release.

id	Description
DHAPK	DHAP 85M Conversion Voucher
EDSS	Economic Development and Supportive Services Program
FUP	Family Unification Program
HOPE	Homeownership and Opportunity for People Everywhere VI Resident Service Program
LIT	Litigation
MFDES	Designated Multifamily Projects
MS1	Mainstream 1 year
MS5	Mainstream 5 years

id	Description
MTO	Moving to Opportunity
PA	Project Access
PHDEP	Public Housing Drug Elimination Program
PHDES	Designated Public Housing
PHRR	Public Housing Relocation/Replacement
ROC	Regional Opportunity Counselling
ROSS	Resident Opportunities and Self Sufficiency
ROSS	Resident Opportunities and Self Sufficiency
TCU	Tax Credit Unit
VASH	Veterans Administration Supportive Housing

Housing Authority in PIC:

Housing Authority – Contacts – Update the Housing Authority Executive Director Information –

There are quite a few teams who pull the Executive Director information from IMS based on the executive_director_contact_id field in the participant table. When the current Executive Director (ED) is no longer active, this identification (ID) field needs to be populated with the id of the "acting" executive director. A nightly job can be put in place to check if the current ED is active; if not, then it will populate the above mentioned ID field with the ED acting ID. If there is a change in the HA contact as a result of the hiring of a new ED, please make sure that the information is changed immediately in PIC.

PIH Notice 2008-44

PHAs are required to comply with admission and occupancy requirements for Public Housing under 24 CFR §960.259(c)(1) and Section 8 under 24 CFR §982.516(a)(2), which requires PHAs to obtain and document in the family/tenant file third party verification of the following factors, or document in the file why third party verification was not available: (1) reported family annual income; (2) the value of assets; (3) expenses related to deductions from annual income; and (4) other factors that affect the determination of adjusted income or income-based rent.

Voucher Management System (VMS)

The deadline for submitting the January 2009 data in the Voucher Management System (VMS) is February 22, 2009.

In case there is some confusion regarding the due date, please be reminded that the reporting period for every month's data is from the 15th to the 22nd for the following months

VMS Month	VMS Timeframe	Deadline
February 2009	March 15-22, 2009	March 22, 2009
March 2009	April 15-22, 2009	April 22, 2009
April 2009	May 15-22, 2009	May 22, 2009
May 2009	June 15-22, 2009	June 22, 2009

Dates are subject to change

Please refer to our February 12, 2009, email for highlights of the current reporting process.

VMS User Manual

The manual has been organized to first familiarize the reader with the base and background of this project and the resulting Voucher Management System. It then introduces each step in the use of VMS for the user. It is organized logically from Registration, to Login procedures, PHA submission, Submission schedules, and on to Managing PHAs, Generating reports, Download Documents, Changing the User password and, finally, to the Logout procedure.

<http://www.hud.gov/offices/pih/programs/hcv/pubs/instructions.pdf>

ENVIRONMENTAL REVIEW PROCEDURES CAPITAL FUND PROGRAM

By: Bob Kroll, Public Housing Revitalization Specialist, Los Angeles Office of Public Housing

- Every use of HUD/program funds requires the completion of some type of environmental review. The review can be as simple as determining an activity to be exempt or as complicated as conducting a full environmental assessment. Information collected during the review should be an integral part of the project planning process.
- In a letter dated February 5, 2009, K.J. Brockington asked all public housing authorities administering the Capital Fund Program to confirm whether their environmental reviews were being conducted under the regulations at 24 CFR part 58 (where the local government is the responsible entity) or 24 CFR part 50 (where HUD is responsible for completing the review). For part 50 reviews, PHAs are required to provide the necessary supporting documentation for HUD to complete the reviews.
- *Most* Capital Fund Program activities involving the repair or renovation of existing housing; therefore, the activities are categorically excluded under §58.35(a) and subject to the federal laws and authorities listed at §58.5. The HUD format for this type of review is a Statutory Worksheet and a compliance form for the other requirements at §58.6. Word versions of these forms are available from the Los Angeles Office of Public Housing
- Categorically excluded activities do not require the publication of a public notice or the submission of a Request for Release of Funds and Certification (form HUD-7015.15). PHAs should, however, advise the Los Angeles Office in writing of the completion of their environmental reviews during the 75-day review period of their PHA Plans.
- The demolition and/or replacement of existing housing is not categorically excluded. Instead, either type of project requires the completion of a full environmental assessment in compliance with the National Environmental Policy Act. EAs can take several months to complete.
- A common finding during monitoring reviews is the lack of appropriate documentation to support the “compliance” and “no effect” determinations in the environmental review. Supporting documentation should be current and site specific. It is recommended that PHAs retain the environmental review records indefinitely in case additional work is needed in future years.

For further information, you may contact Johnson Badalpour at (213) 534-2603 or Bob Kroll at (213) 534-2601.

Office of Inspector General (OIG) AUDITS MANAGEMENT PROCESS

- HUD's Office of Inspector General will periodically audit public housing authorities to determine their level of compliance with program requirements. Typically, the OIG will conduct an initial survey of the area to be audited and, depending on the results of the survey, decide whether to expand the review into a full audit.
- Prior to issuing the final audit report, the OIG will generally share with the housing authority a draft findings outline and a draft audit report. In addition, the OIG will hold an exit conference and discuss the results of the review.
- The PHA is provided a 15-day opportunity to provide written comments on the draft audit. These comments, and the OIG's response to them, are included in the final audit report. Submitting comments is **especially important** if the PHA is not in full agreement with the findings and recommendations. The OIG will sometimes revise the final report based on information provided by the PHA.
- Once the final audit is issued, the PHA will receive an initial letter within 15 days from the Los Angeles Office of Public Housing. The letter will summarize the findings and recommendations and request a 30-day response detailing the PHA's corrective actions to resolve the deficiencies and the timeframes for completion. This information is used by the LAOPH to propose a management decision to the OIG. The management decision represents an agreement among the PHA, LAOPH, and OIG on the audit resolution process.
- The PHA's response to the initial letter is often prepared in the form of a corrective action plan. The timeliness of the PHA's response is critical since deadlines are mandated by HUD headquarters and late submissions are reported to Congress.
- It is to the PHA's advantage to resolve the recommendations and close the findings as quickly as possible, but in all cases the corrective actions must be completed within one year of the management decision. Under certain circumstances, PHAs can enter into a repayment plan for funds that are owed to HUD. The terms of a repayment plan are flexible, but generally do not extend beyond a few years from the management decision date and must be approved by LAOPH.
- PHAs with open audit findings should work closely with their assigned public housing revitalization specialist to ensure a clear understanding of the required corrective actions and an awareness of the various deadlines in the audits management process.

Los Angeles HUD Office Congratulates PHA Award Recipients

For the first time, the Los Angeles HUD office awarded PHAs for special achievements. Our staff appreciates PHA staffs' work on the front lines serving tenants. The recipients of this annual award are as follows:



Sustained Superior Performance Award Housing Authority of the County of Riverside

The Housing Authority of the County of Riverside is hereby awarded the PHA Award for Sustained Superior performance for the level of excellence it has maintained over the past five years in administering its low-rent public housing and Section 8 housing choice voucher programs. This level of sustained superior performance is evidenced by its high performer designation as measured by the Public Housing Assessment System and Section 8 Management Assessment Program during the past five years.



Most Improved Housing Authority City of Torrance Housing Authority

The HUD Los Angeles Office of Public Housing awards the City of Torrance Housing Authority, as the Most Improved Housing Authority in Southern CA, for its outstanding efforts to increase Section Eight Management Assessment Program (SEMAP) scores, overall performance, operations and assistance to Housing Choice Voucher families.



Award for Creative Housing Green Building Techniques Santa Barbara County Housing Authority

The Santa Barbara County Housing Authority and Water & Energy Savings Company, now a subsidiary of Constellation Energy Projects and Services Group, are currently partners in an Energy Performance Contract. The project has enabled the Santa Barbara County Housing Authority to complete over \$3 million in capital improvements to 525 units, with construction beginning in September 2004 and ending in October 2005. Water and energy cost savings of \$1.315 million have been achieved through the end of June 2008 with current annual savings of about \$425,000.



Pictured: K.J. Brockington, HUD Los Angeles HUB Director presents award to Christine McKinney, Ombudsperson, HACLA.



[Individual Excellence Award](#)
[Christine McKinney](#)

Christine McKinney is being nominated for the Individual Excellence Service award from HUD Los Angeles for the following reasons:

For more than four years Ms. McKinney has served as the Ombudsperson, for the Housing Authority of the City of Los Angeles (HACLA) with specific duties of working with the entire local HUD staff and is the primary HACLA contact person for the Office of Public Housing (PIH) inquiries including Section 8 Owner and tenant inquiries/complaints, local HUD OIG Investigations for the Housing Choice Voucher Program, HUD Fair Housing and Equal Opportunity complaints and Congressional inquiries as they relate to the Housing Authority of the City of Los Angeles and the clients they service.

Ms. McKinney's knowledge of the Section 8 program, coupled with her ability to enlist the full cooperation of management, supervisory and line staff showcases her unique ability to provide individualized customer service.



Award for innovative Housing
Kern County Housing Authority

The Kern County Housing Authority receives the award for Innovative housing for their projects involving mixed finance. This appreciation recognizes the creative mixed finance partnerships the agency has formed in the endeavor of providing housing to seniors and families.



PHA FSS Award –
Recognition of Notable Self- Sufficiency Opportunity
Housing Authority of the County of San Bernardino

The San Bernardino County Housing Authority (SBCHA) has a proven track record in managing a program that has been successful in helping families reach stability and independence, and it is the HUD Family Self Sufficiency (FSS) program. SBCHA successfully combined: (a) stable affordable housing, provided through Public Housing or Section 8 program with (b) case management to help families access the services they may need to increase their earnings and (c) a strong financial incentive for families to increase their earnings, in the form of an asset-building escrow account. The SBCHA program staff helps participants access existing work promoting services in the community to ensure that each participant develops a self sufficiency plan that includes specific, achievable goals and is able to access appropriate support services.

Section 32 Homeownership

Section 32 Homeownership, permits PHAs to: (1). Sell all or a portion of a public housing development to eligible public or non-public housing residents; (2). Provide Capital Fund assistance to public housing families to purchase homes; or, (3). Provide Capital Fund assistance to acquire homes that will be sold to low-income families.

Section 32 generates an exception, allowing the Public Housing Capital Fund to be used to acquire units for sale that will not be put under public housing Annual Contribution Contract (ACC). This does not apply to the use of the Capital Fund by the PHA to build or substantially rehabilitate units that are not public housing for sale under Section 32. Although public housing units that are newly constructed or substantially rehabilitated may be sold under Section 32, such construction and rehabilitation by the PHA is not covered under this section, but rather is governed by the public housing development and modernization regulations. Nonetheless, the final Section 32 rule replaces the Section 5(h) rule. More details may be found at:

<http://www.hud.gov/offices/pih/centers/sac/homeownership/>

The specific requirements for preparing a homeownership plan under Section 32 are set out in the Section 32 Desk Guide, the Homeownership Term Sheet, and tools available for download at the website above. The Homeownership Term Sheet must be completed to show program compliance and due diligence and must be attached to and incorporated into a PHA's approved

Homeownership Plan. All other documents are optional and should be used at discretion of the PHA.

In order to assist PHAs in completing a Homeownership Term Sheet that meets HUD's requirements, a sample term sheet is available at the website above, along with additional information for the program. Please visit the website or contact our office for guidance.

DHAP

DHAP officially ended February 28, 2009. On February 20, 2009, HUD announced that HUD and FEMA have reached an agreement to extend benefits to families assisted under the DHAP program in February 2009 for six months through August 31, 2009. Benefits are being provided under the DHAP-Katrina Transitional Closeout Program. Program information can be found on the HUD website at <http://www.hud.gov/offices/pih/publications/dhapcloseout.cfm>.

This information includes Standard Operating Procedures, PHA Grant Amendment, a letter sent to DHAP PHAs and letter formats to be sent to tenants and landlords. Previous broadcast can be viewed at <http://www.hud.gov/webcasts/archives/dha.cfm>. The broadcast includes an informative Q and A session.

Specifically, HUD will provide Transitional Rental Payments (TRP) beginning in March 2009 on behalf of DHAP-Katrina (and Rita) families who received a rental subsidy of over \$100 in February 2009. Please note the following:

- Families are not eligible for TRP if they are residing in ineligible units or receiving the benefit of another housing subsidy.
- PHAs will verify the eligibility of families for a TRP through DIS.
- PHAs shall send information letters, via certified or registered mail, to all families concurrently with the TRP. An additional letter, directed to the landlord, will be enclosed with this letter. The family may present the landlord letter to the landlord. PHAs will also make direct contact with all landlords by certified or registered mail. The landlord letter describes the requirements of the TRP.
- If the letter to the family is returned because the family has moved, the PHA will attempt to contact the tenant and landlord. If unable to contact either party by May 1, 2009, the PHA will cease payments until the family contacts the PHA and provides new lease information.
- HUD will invite PHAs that administered the DHAP-Katrina program to implement and administer the Transitional Closeout Plan. Participating PHAs will execute a grant agreement extension. If a PHA chooses to not participate, HUD will invite another PHA to enter into the grant agreement.
- PHAs will receive a one-time fee of \$1,000 for each family that receives a TRP. This fee is to cover the administrative costs for the entire six-month period.
- PHAs and landlord will not execute a Disaster Rent Subsidy Contract. Instead the Letter Agreement (LA) that is sent to the landlord will explain the program and advise that acceptance of the March 2009 and subsequent TSP by the landlord indicates the landlord

is accepting the terms and conditions of the Transitional Closeout program. The landlord will agree to rent to the family for the six months, to advise the PHA if the family moves and to return any TRP relating to period the family is not living in the unit.

- TRP for March 2009 will equal the DHAP subsidy for February 2009 less \$100. The TRP will be reduced by an additional TRP each month thereafter. As the TRP is reducing the tenant family will be paying additional amounts for rent. There are no hardship waivers in the transitional Program.
- Families, anticipating the end of DHAP, may have moved or may wish to move from their assisted unit. The family may move to another unit with continued assistance if:
 - o The family informs the PHA in advance of the move and provides a copy of the new lease and owner contact information
 - o The lease has terminated (including terminations by mutual consent)
 - o The owner has given the family a notice to vacate, has commenced actions to evict the family or has obtained a court judgment or other process allowing the owner to evict (this may be a possible violation of family obligations), or
 - o The family has given notice of lease termination if the family has a right to terminate the lease on notice to the owner
- The family may move once outside the initial DHAP-Katrina's jurisdiction and continue to receive a TRP.
- Case management ended on February 28, 2009.
- DHAP-Katrina Transitional Closeout Plan funds may only be used for activities or costs outline in the Interagency agreement and grant agreement. PHAs must maintain separate records for these funds.

The transitional closeout plan provides a temporary breather for PHAs and families. Vouchers have been provided for a portion of the families to transition them into permanent housing. We do not know of any additional HCVs being provided for the DHAP-Katrina families. Some families may have sufficient income at August 31 to be able to afford housing on their own. However, many other families will continue to need housing assistance at the end of August. Your PHA may or may not be able to assist them under your current admissions policies and availability of housing. The families should be contacting other housing providers for information on housing availability and make applications to as many they can.

HATS OFF TO GREGORY NUNN—A MOST HEARTFELT THANK YOU



Gregory Nunn formally requested to be reassigned as our Deputy Director to a Financial Analyst. At a recent staff meeting, he announced that he climbed the mountain but decided that he preferred the view from the ground. The Los Angeles Office of Public Housing extremely appreciates all of his support during the past year and wishes him much continued success.