



New Executive Director Orientation

August 31, 2010

1:00 pm to 2:45 pm

Presenters:

Janice Rodriguez

Charlotte Keator

Prepared by the Denver Office of Public
Housing for the 2010 Sustainable Homes
and Communities Practitioner Training

Discussion Topics

- An Introduction to HUD's Office of Public Housing and PHAs
- Low Rent Public Housing Program
- Housing Choice Voucher Program
- Developing the PHA's Mission, Goals, & Plans
- Role of the PHA's Board and ED
- Grants, Specialty Programs, & Other Funding Opportunities
- Reporting & Staying "In The Loop"

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An Introduction to HUD's Office of Public Housing and PHAs

Public Housing

- Capital Fund
- Operating Fund
- Family Self Sufficiency (FSS)
- ROSS
- HOPE VI & Choice Neighborhoods
- Neighborhood Networks
- Moving to Work

Mod Rehab & SROs

<http://www.hud.gov/offices/pih/programs/ph/modrehab/>

<http://www.hud.gov/offices/cpd/homeless/programs/sro/>

Housing Choice Vouchers

- HAP Subsidy
- Administrative Fees
- Family Self Sufficiency (FSS)
- Mainstream Vouchers
- Rental Assistance for Non-Elderly Persons With Disabilities (RANE or NED)
- Certain Development Vouchers
- Family Unification Program (FUP)
- Designated Housing Vouchers
- HUD-VASH
- S8 Homeownership

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An Introduction to HUD's Office of Public Housing and PHAs

HUD's Role

- Provides funding to PHAs and fulfills other contractual obligations (ACCs, grant agreements, etc.)
- Develops guidance and regulations
- Monitors a PHA's activities for performance and compliance with Federal requirements
- Training and technical assistance

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An Introduction to HUD's Office of Public Housing and PHAs

OPH's Key Priorities

– LRPH Program

- Minimizing vacancies and maximizing our Public Housing occupancy rates
- ARRA Formula and Competitive Grants
 - 100% Obligation
 - 100% Expenditure

– HCV Program

- Maximizing HCV program performance (budget authority and utilization)



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An Introduction to HUD's Office of Public Housing and PHAs

Basic features of PHAs

- Created by State law
- City, County or Multijurisdictional PHAs
- Governed by a Board of Commissioners (or similar governing body)
 - Ultimate oversight of PHA's operations
 - Sets policies
 - One member directly assisted by PHA
- Annual contributions contract(s) with HUD



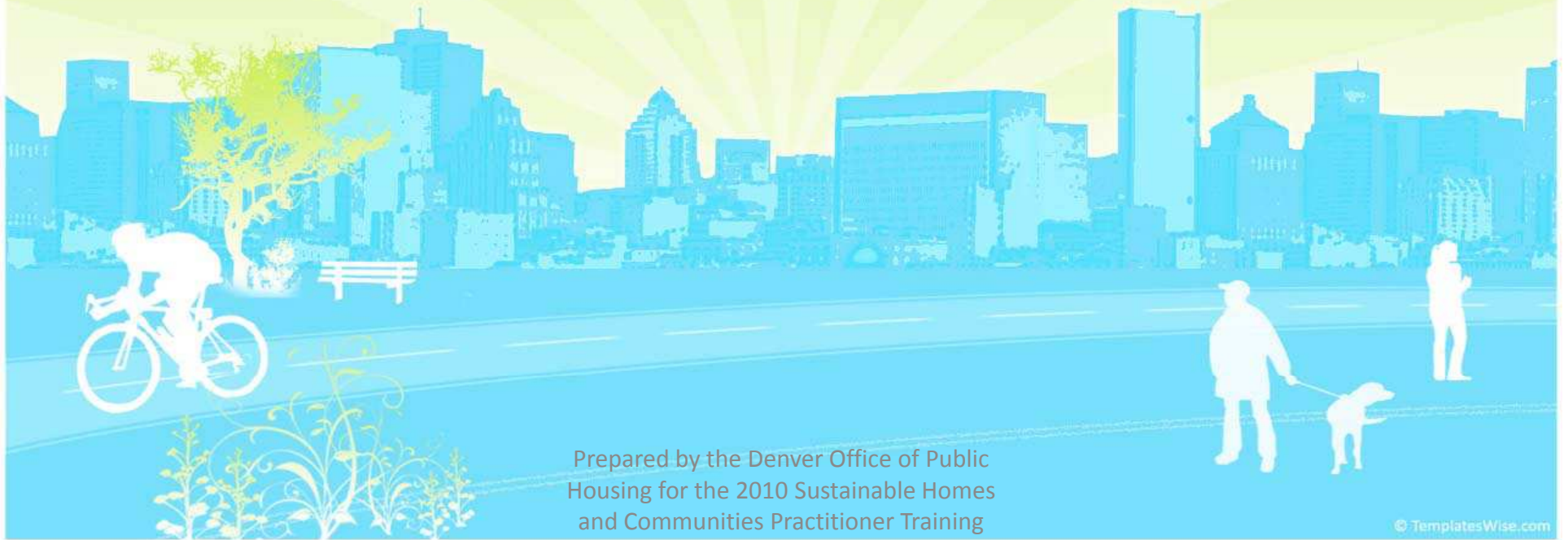
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Low Rent Public Housing Program



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Low Rent Public Housing Program

PHA Eligibility

- Legal authority
 - State law
 - Organizational Transcripts
- Cooperation Agreement (USHA, Section 6)
 - LRPH Program
 - Form HUD 52481 (12/69)
 - Local cooperation
 - Payment in Lieu of Taxes (PILOT)

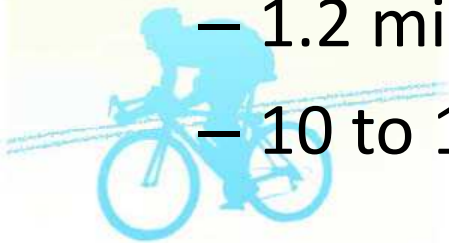
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Low Rent Public Housing Program

An Overview

- Partners: HUD, PHA & Tenants
(Banker, Landlord, Recipient)
- PHA-Owned Units
- Tenants: Low-income Families & Individuals
- 3300 PHAs operate housing developments for low-income families
 - 1.2 million households
 - 10 to 180,000 units per PHA



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Low Rent Public Housing Program

Authority

- Summary
 - United States Housing Act of 1937 (USHA)
 - 42 USC §1437
 - 24 CFR Parts 5, 8, 85, *901 – 990 (*LRPH and HCV programs)
- Quality Housing and Work Responsibility Act of 1998 (QWHRA)
 - Major reform
 - Deregulation of PHAs
 - Decrease concentrations of poverty
 - Make tenants economically self-sufficient



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Low Rent Public Housing Program

Annual Contributions Contract

Provides the terms and conditions between the PHA and the United States of America, by the Department of Housing and Urban Development (HUD), including civil rights requirements, obligation to comply with federal rules, and conflicts of interest.



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Low Rent Public Housing Program

Annual Contributions Contract

- HUD Form, HUD-53012A (7/95)
- Agreement between HUD and PHA
- Highlights
 - Cooperation Agreement (Section 6)
 - Declaration of Trust “DOT” (Section 8)
 - Conflicts of interest (Section 19)
 - Insurance Requirements



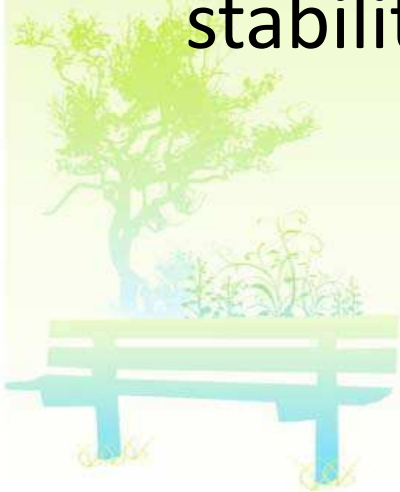
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Low Rent Public Housing Program

Annual Contributions Contract

State municipal housing law and the ACC require the PHA to administer its project(s) in an efficient and economic manner, promoting serviceability, efficiency, economy and stability.



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Low Rent Public Housing Program

HUD Funding

Two Key Sources - Formula

- Operating Funds, USHA, Section 9(e)
- Capital Funds, USHA Section 9(d)

Specialty (Discretionary/Competitive) Programs

Specialty Programs to be discussed later...



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Low Rent Public Housing Program

Public Housing Assessment System (PHAS)

- Measures PHA performance in area of housing operations
- Real Estate Assessment Center (REAC)
 - Responsible for reviewing/assessing performance:
 - #1 Physical condition
 - #2 Financial condition
 - #3 Management operations

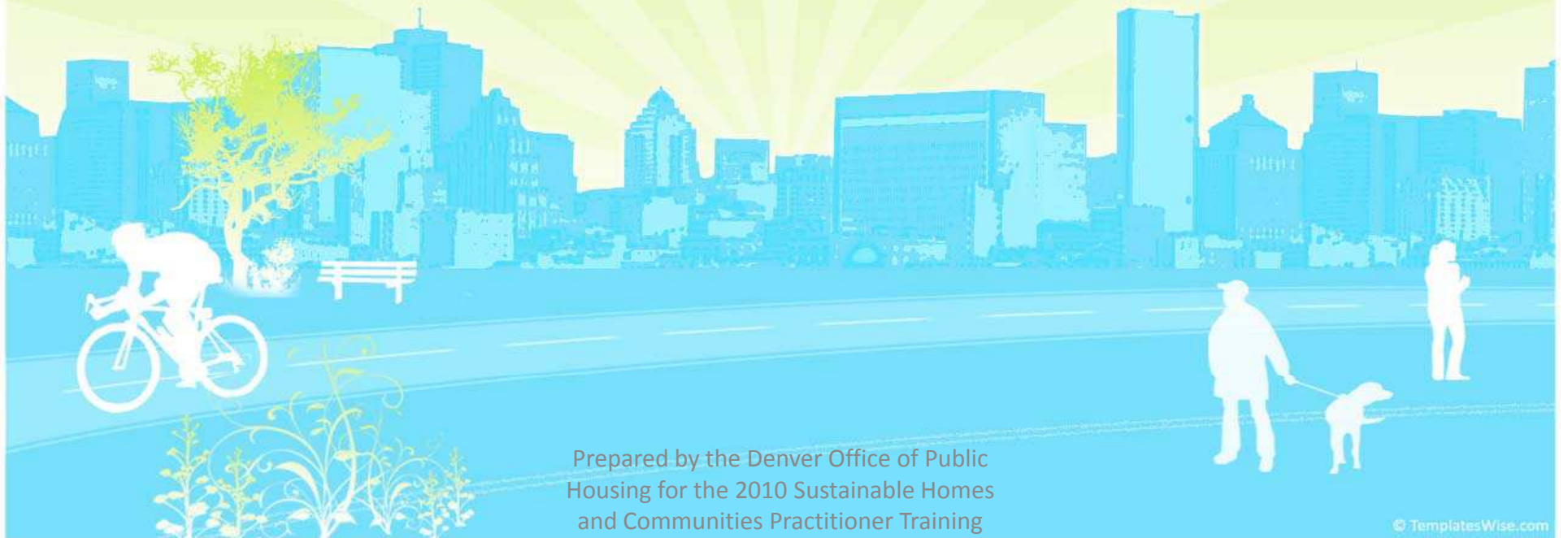


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Housing Choice Voucher Program



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Housing Choice Voucher Program

- Authority
 - Enacted under the Housing and Community Development Act of 1974
 - United States Housing Act of 1937 (USHA) Amended
 - 42 USC §1437
 - 24 CFR Parts 5 and 982
- Two Components:
 - Project-Based Assistance
 - Tenant-Based Assistance (“Housing Choice Voucher” program)
- Rental Certificate Program (1974)
- Rental Voucher Program (1984)

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Housing Choice Voucher Program

PHA Eligibility

- Legal authority to administer the program
- PHA jurisdiction
- Enabling legislation and legal opinion
- PHA required to submit evidence to HUD of changes that affect PHA's status



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Housing Choice Voucher Program

Contractual Relationships

- Annual Contributions Contract
 - HUD-52520 (12/97)
 - HUD and PHA
- Housing Assistance Payments (HAP) Contract
 - HUD-52641-D (1/07)
 - PHA and Landlord
- Leases
 - Landlord and Tenant



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Housing Choice Voucher Program

HUD Funding

- Two types
 - HAP Subsidy (pass-through)
 - Administrative Fees
 - Ongoing fee
 - Determined by HUD per geographic area
 - Based on wage data or other objectively measurable criteria reflecting cost for administering program



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Housing Choice Voucher Program

Section Eight Management Assessment Program (SEMAP)

- 24 CFR Part 985
- Identifies management capabilities and deficiencies
- Measures PHA's performance in key Section 8 program areas



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Housing Choice Voucher Program

SEMAP Indicators

- Selection from waiting list
- Reasonable rent
- Determination of adjusted income
- Utility allowance schedule
- HQS quality control inspections
- HQS enforcement
- Expanding housing opportunities
- Deconcentration bonus

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Housing Choice Voucher Program

SEMAP Indicators

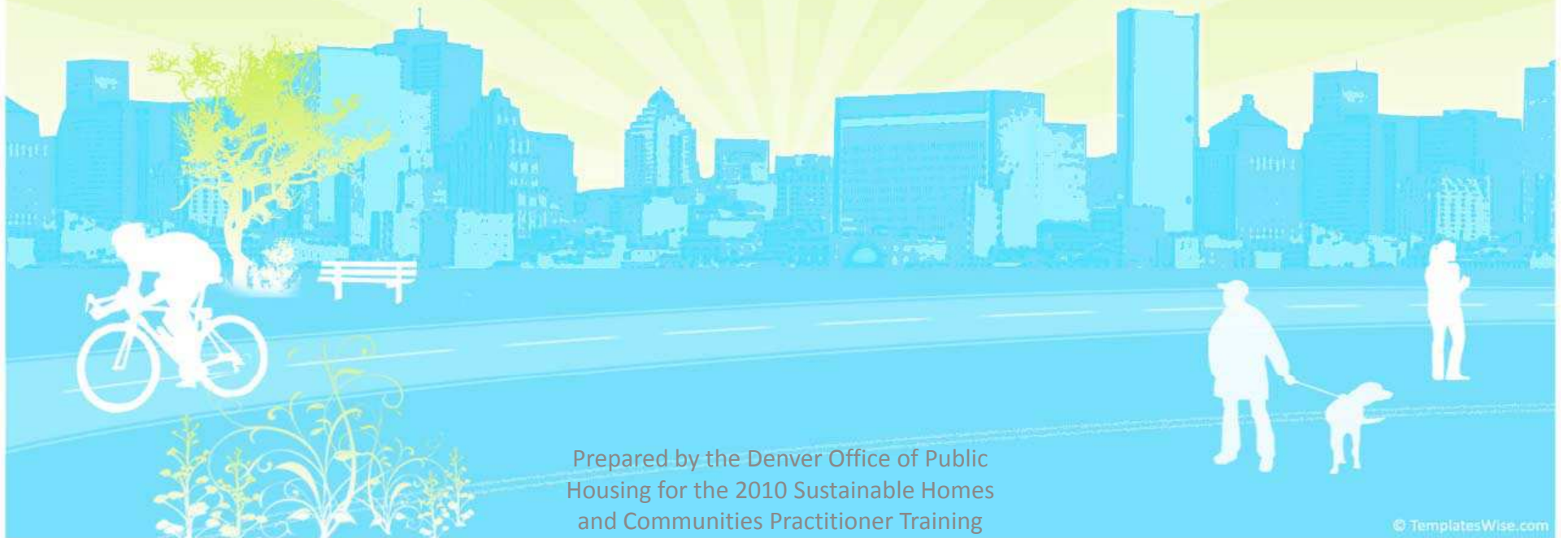
- Payment standards
- Annual reexaminations
- Correct tenant rent calculations
- Pre-contract HQS
- Annual HQS
- Lease-up
- FSS
- Success rate of voucher holders

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Developing the PHA's Mission, Goals, and Plans



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Developing the PHA's Mission, Goals, and Plans

- What is your organization's mission?
- What goals does it have?
- Does it have a plan to achieve its goals and meet its mission?
- How do you know whether you are on target?
 - Utilize local housing needs data and reports in HUD systems to assess your resident characteristics and key management indicators



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Developing the PHA's Mission, Goals, and Plans

PHA Plans

– Two types

- Five-year Plan
- Annual Plan

– Overview

- Mission of the PHA for serving needs of very low income and low-income families
- Goals and objectives that will enable PHA to serve those needs



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Developing the PHA's Mission, Goals, and Plans

5-Year Plan: Three Key Components

- PHA's mission for serving the needs of low-income, very low-income and extremely low-income families in PHA's jurisdiction
- Goals and Objectives
- Violence Against Women Act (VAWA) requirements



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Developing the PHA's Mission, Goals, and Plans

Annual Plan: Key Components

- PHA's Policies and Procedures
- Housing needs of families in PHA's jurisdiction
- Certification of compliance with civil rights laws
- Violence Against Women Act requirements
- Consistency with 5-year PHA Plan



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Developing the PHA's Mission, Goals, and Plans

- Qualified PHAs: Eligibility
 - Combined (LRPH and HCV) unit total of 550 or less
 - Not designated troubled (PHAS or SEMAP)
- Qualified PHAs: Annual Requirements
 - Annual Public Hearing if changes to goals, objectives, policies (ensure PHA policies contain VAWA requirements)
 - Civil Rights Certification



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Developing the PHA's Mission, Goals, and Plans

- Input from residents (Resident Advisory Board)
- Public hearing to discuss and obtain public comments
 - Information available for review 45 days before the public hearing
- Board considers public comments and makes appropriate changes
- Plan submitted to HUD for HUD review



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Developing the PHA's Mission, Goals, and Plans

Public Housing

- ACOP
- Grievance Procedures
- Procurement
- Rent Collection Policy
- Pet Policy
- Community Service
- Maintenance – Work Orders
- Capitalization
- Disposition
- Petty Cash
- Personnel
- Recordkeeping – waitlist, resident files, EIV documents
- Travel

Section 8

- Administrative Plan (Admin Plan)
- Informal Hearing Procedures
- Procurement
- Petty Cash
- Personnel
- Recordkeeping – waitlist, resident files, EIV documents
- Travel

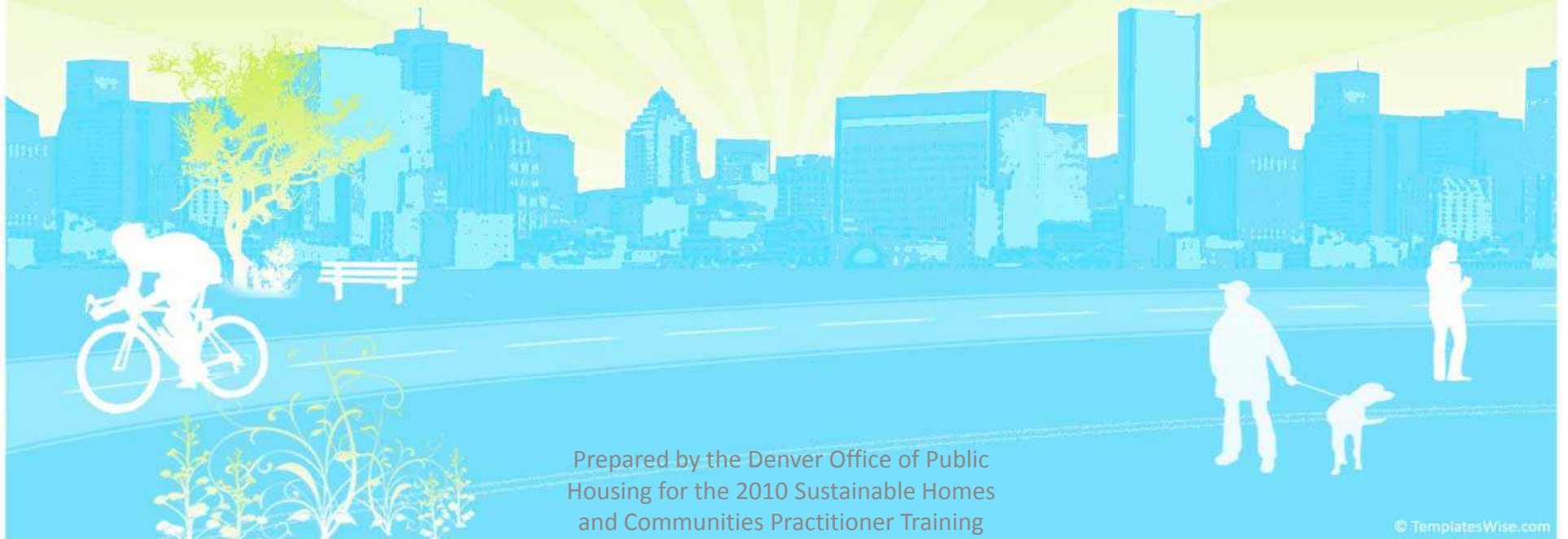
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Role of the PHA's Board of Commissioners & its ED



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Role of the PHA's Board of Commissioners & Its ED

Board of Commissioners: Ultimate responsibility for PHA operations, including:

- Approving by-laws, resolutions, policies and procedures;
- Selecting qualified Executive Directors;
- Establishing and adopting PHA policies such as personnel, grievance, procurement, disposition, ACOP and Admin Plans
- Reviewing and monitoring budgets & other financial documents
- Ensuring PHA is acting legally and with integrity in its daily operations



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Role of the PHA's Board of Commissioners & its ED

Executive Director: The ED is hired by the Board of Commissioners and is delegated the authority and day-to-day responsibility for overall PHA operations, including:

1. People – board, staff, residents/participants
2. Property – the PHA's product
3. Resources – time, money, energy, keeping up to date with Federal, state and local rules



Role of the PHA's Board of Commissioners & its ED

Role of an ED: People

- Staffing/Personnel
 - Manages the day-to-day activities, including direction and supervision to staff
 - Responsible for securing the staffing needs of the housing agency, supervision, training, employee morale, performance, and other personnel actions

NOTE: The board may act in a hearing capacity for personnel decisions made by the ED.

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Role of the PHA's Board of Commissioners & its ED

Role of an ED: People

- Residents/Participants:
 - Day-to-day activities (resident/participant selection, taking applications, leasing, inspections, work orders, et cetera)
 - Tenant complaints and grievances
 - Family and landlord responsibilities
 - Lease enforcement (Public Housing)
 - Program terminations (HCV)



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Role of the PHA's Board of Commissioners & its ED

Role of an ED: People

- Residents/Participants Continued
 - Education
 - Customer Service
 - Internal, i.e., with residents
 - External, i.e., with community partners
 - Community Service Compliance (Public Housing)



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Role of the PHA's Board of Commissioners & its ED

Role of an ED: Property

- Public Housing
 - The unit and property (decent, safe, sanitary), including affordability
 - Programs /services offered to residents, including management and maintenance, FSS, homeownership, etc.
 - Procurement of goods and services and related oversight
 - Carries out the direction of the board and responsibilities required under laws, regulations and policies. Practices protect the PHA product.



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Role of the PHA's Board of Commissioners & its ED

Role of an ED: Property

- Public Housing

- Asset Management: Property-Based Management

- Occupancy cycle

- Marketing

- Waiting list

- Tenant selection

- Unit Cycle

- Maintenance turn around

- Capital Fund



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Role of the PHA's Board of Commissioners & its ED

Role of an ED: Property

- Low Rent Public Housing
 - Physical condition
 - Inspections
 - Unit turnover
 - Equipment and supplies including fleet
 - Maintenance
 - Rent and utility expenses
 - Security



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Role of the PHA's Board of Commissioners & Its ED

Role of an ED: Property

- **Waiting List Management and Turnover**
 - How long does it take to get a unit ready for occupancy?
 - How long does it take to market a unit?
 - What is the PHA's lease-up success rate for vouchers? (Housing stock, landlord participation, et cetera)
 - How quickly can inspections be completed?
 - How do you educate residents/participants on program requirements?



Role of the PHA's Board of Commissioners & its ED

Role of an ED: Property

- HCV Program

- Decent, safe and sanitary housing in community (HQS inspections)
- Rental assistance to family to afford rent & utilities
- Families to rent properties from landlords
- Carries out the direction of the board and responsibilities required under laws, regulations and policies. Practices protect the HA's product.



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Role of the PHA's Board of Commissioners & Its ED

Role of an ED: Resources

- HCV (Section 8) Financial
 - Occupancy and utilization percentages are key
 - SEMAP
 - Accounting and auditing services
 - Expense/Income ratios: Utilization Rates
 - Total expenses \$10,000 / \$10,000 total income = 1.0
 - Total expenses \$8,000 / \$10,000 total income = .8
 - Total expenses \$12,000 / \$10,000 total income = 1.2
- The lower the number, the better your score!



Role of the PHA's Board of Commissioners & Its ED

Role of an ED: Resources

- Financial – HCV Continued
 - Lease Enforcement/ Unit Inspections
 - Waiting List Management
 - HAP (can only be used to pay HAP)
 - Budget Authority for Housing Assistance Payments (NRA - net restricted assets)
 - Administrative Fees earned for leased units (UNA -unrestricted net assets)
 - HCV is moving toward a budget (not unit) based program.
\$ determine # families



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Role of the PHA's Board of Commissioners & Its ED

Role of an ED: Resources

- Low Income Public Housing (PH) Financial
 - PHA Operating Budgets
 - Income Operating Subsidy, Capital Fund Grants, Rents) and expenses (Office expense, salaries, maintenance and modernization of PHA property)
 - Assets and liabilities
 - Supervision of Funds - Monthly financial reports to Board
 - Cash management and bank reconciliation
 - Prepares budgets, reports to HUD (FDS in FASS), draws fund from LOCCS, seeks additional grants, contracts for equipment and services, pays and collects debts, invests funds, et cetera



Role of the PHA's Board of Commissioners & its ED

Role of an ED: Resources

- Financial – Low Rent Public Housing
 - Rents (when is rent due, what forms of payment allowed, internal control procedures for rent collection, receipts, deposits), per Lease
 - Reports Due to HUD in FASS
 - Notice PIH 2008-9
 - Notice PIH 2009-34



Role of the PHA's Board of Commissioners & Its ED

Role of an ED: Resources

- Compliance

- Monitoring operations for fraud, waste, and abuse
- Maintaining overall compliance with Federal, State and local laws, as well as board-adopted policies and procedures



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Role of the PHA's Board of Commissioners & Its ED

Role of an ED: Resources

- IT: Secure Systems, PIC, EIV
- Data is everywhere...
 - Who is responsible?
 - Security Administrator
 - Staff
 - How is it secured?
 - What are the PHA's internal controls?



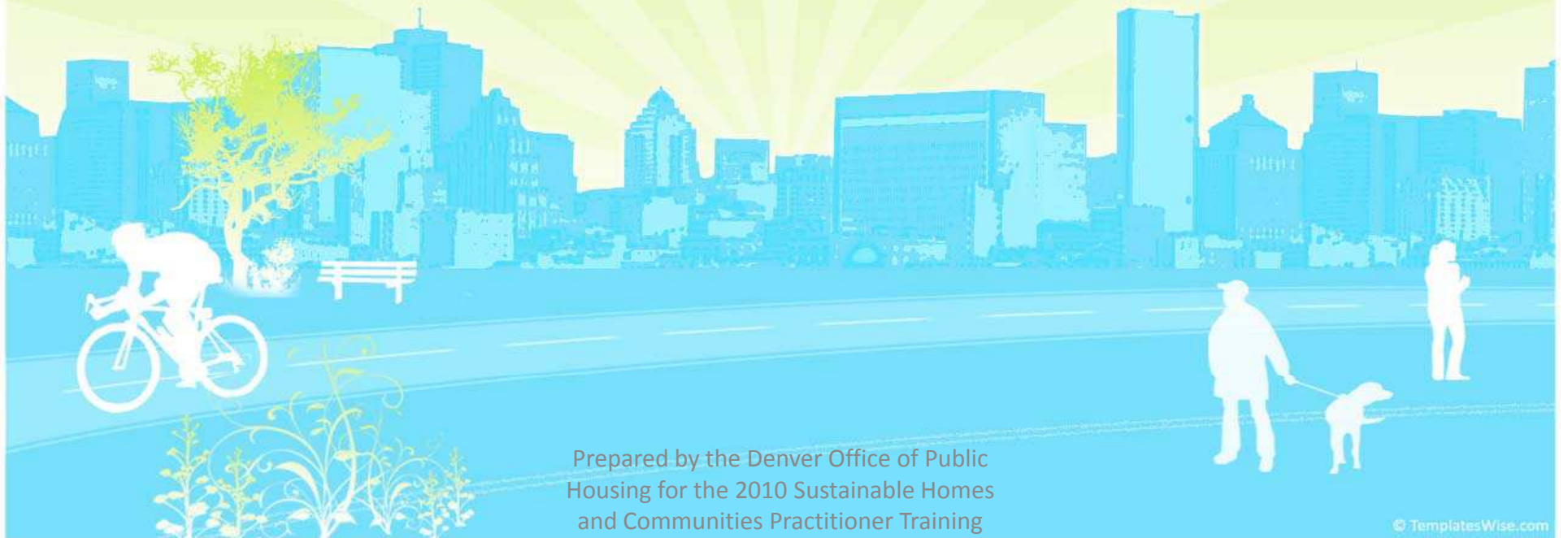
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Grants, Specialty Programs, & Other Funding Opportunities



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Grants, Specialty Programs, & Other Funding Opportunities

Public Housing

- ROSS (includes FSS component)
- HOPE VI
- Choice Neighborhoods
- Neighborhood Networks
- Moving to Work

Section 8

- FSS
- Mainstream Vouchers
- Rental Assistance to Non-Elderly Families with Disabilities (RANE or NED)
- Certain Development Vouchers
- Family Unification Program
- Designated Housing Choice Vouchers
- HUD-VASH
- Section 8 Homeownership



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Grants, Specialty Programs, & Other Funding Opportunities

Public Housing: Resident Opportunities and Self Sufficiency (ROSS)

- Provides supportive services that will:
 - Link essential services to public housing residents
 - Provide resident empowerment activities and assistance for residents to become economically self-sufficient
 - Provide resources to enhance independent living for the elderly and persons with disabilities
 - Provide capacity building skills to resident organizations
 - Improves the overall quality of life

• <http://www.hud.gov/offices/pih/programs/ph/ross/>



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Grants, Specialty Programs, & Other Funding Opportunities

Public Housing: Resident Opportunities and Self Sufficiency (ROSS)

5 funding categories under ROSS:

- ROSS Service Coordinator (ROSS SC)
- ROSS Elderly/Persons with Disabilities
- ROSS Family/Homeownership
- Public Housing Family Self-Sufficiency (PH FSS)
- Homeownership Supportive Services (HSS)



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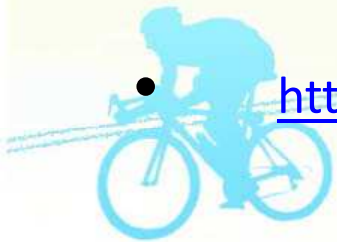
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Grants, Specialty Programs, & Other Funding Opportunities

Public Housing: HOPE VI

- Revitalize severely distressed public housing sites
- Played a vital role in the Department's efforts to transform public housing
- Three general areas
 - Physical Improvements
 - Management Improvements
 - Social and Community Services (address resident needs)

• <http://www.hud.gov/offices/pih/programs/ph/hope6/>



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Grants, Specialty Programs, & Other Funding Opportunities

Public Housing: HOPE VI

- **Revitalization Grants**
 - Capital costs of major rehabilitation, new construction and other physical improvements
 - Demolition of severely distressed public housing
 - Acquisition of sites for off-site construction
 - Community and supportive service programs for residents, including those relocated as a result of revitalization efforts
- **Main Street (New Program)**
 - Assistance to smaller communities in development of affordable housing undertaken in connection with Main Street revitalization effort.



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Grants, Specialty Programs, & Other Funding Opportunities

Public Housing: Choice Neighborhoods

- \$250 million Choice Neighborhoods Initiative
 - Expand on the lessons of the HOPE VI program
 - HOPE VI program replaced by Choice Neighborhoods
 - Revitalize neighborhoods of high poverty through transformative investments in distressed public and assisted housing, closer linkages with school reform, and early childhood interventions

• <http://www.hud.gov/offices/pih/programs/ph/cn/>



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Grants, Specialty Programs, & Other Funding Opportunities

Neighborhood Networks (NN) Program

- Funding to PHAs to establish and operate NN centers for LRPH residents or to update and expand existing NN computer technology centers
- NN Centers provide residents access to computers, computer training, and the internet
- Grants used for the such things as:
 - Project coordinator to manage and oversee center activities
 - Purchase of computer equipment
 - Internet connection
 - Physical improvements
 - Computer training & job training
 - Literacy training & college preparatory classes

• <http://www.hud.gov/offices/hsg/mfh/nnw/aboutphnn.cfm>



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Grants, Specialty Programs, & Other Funding Opportunities

Public Housing: Moving to Work (MTW) Program

- Innovative, locally designed strategies that:
 - Use Federal dollars more efficiently
 - Help residents find employment and become self-sufficient
 - Increase housing choices for low-income families
 - HUD gives exemptions from existing LRPH and HCV program rules & more flexibility
- PIH Notice:
<http://www.hud.gov/offices/pih/publications/notices/09/pih2009-29.pdf>
- MTW Program Information:
<http://www.hud.gov/offices/pih/programs/ph/mtw/>



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Grants, Specialty Programs, & Other Funding Opportunities

HCV Program: Family Self-Sufficiency

- Local strategies in community
- Enables families in the Housing Choice Voucher program achieve economic independence and self-sufficiency
- Partnerships
 - Welfare agencies
 - Schools
 - Businesses
 - Others

– <http://www.hud.gov/offices/pih/programs/hcv/fss.cfm>



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Grants, Specialty Programs, & Other Funding Opportunities

HCV Program: Mainstream Vouchers

- Provides rental assistance to enable persons with disabilities to rent affordable private housing
 - Elderly & Non-Elderly
- Region VIII PHAs
 - Colorado Department of Human Services (Division of Supportive Housing and Homeless Programs 'SHHP')
 - Center for People With Disabilities (CPWD)
 - Colorado BlueSky Enterprises

<http://www.hud.gov/offices/pih/programs/hcv/pwd/mainstream.cfm>



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Grants, Specialty Programs, & Other Funding Opportunities

HCV Program: Rental Assistance for Non-Elderly Persons with Disabilities (RANE or NED)

- \$30 million in available funding
- Non-elderly disabled families able to access affordable housing
- 25% funds for non-elderly disabled families transitioning out of nursing homes/other institutions
- Approximately 4,000 vouchers
- 2009 Funding – Applications currently under review
- <http://www.hud.gov/offices/pih/programs/hcv/pwd/ned.cfm>



Grants, Specialty Programs, & Other Funding Opportunities

HCV Program: Certain Development Vouchers

- Vouchers to non-elderly disabled families:
 - Not receiving housing assistance in Project-Based development
 - Owner established preference for admission of elderly families
 - Owner restricting occupancy to elderly families
 - Enable non-elderly disabled families to access affordable housing
 - 2 Colorado PHAs in Region VIII have these vouchers (SHHP and Boulder Housing Partners)

<http://www.hud.gov/offices/pih/programs/hcv/pwd/certain.cfm>



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Grants, Specialty Programs, & Other Funding Opportunities

HCV Program: Designated Housing Choice

Vouchers

- Enable non-elderly families with disabilities to rent affordable private housing.
- Assist PHAs with Designated Public Housing in providing sufficient alternative resources to meet the housing needs of those non-elderly disabled families who would have been housed by a PHA if units were not restricted to elderly households

• <http://www.hud.gov/offices/pih/centers/gmc/categorical/dh08.cfm>



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Grants, Specialty Programs, & Other Funding Opportunities

HCV Program: HUD- Veterans Affairs Supportive Housing (HUD-VASH)

- Partnership with Veterans Affairs
- Voucher assistance + case mgmt services and clinical services for homeless veterans
- Review Federal Register Notice: 73 FR 25026 (5/6/08)
- HUD Webcast: 5/8/08
- <http://www.hud.gov/offices/pih/programs/hcv/vash/>



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Grants, Specialty Programs, & Other Funding Opportunities

HCV Program: Section 8 Homeownership Program

- PHA chooses to administer program
- No additional funds received from HUD for administration of the homeownership program
- Homeownership regulations: 24 CFR §982.625 – §982.643
 - Sets up program guidelines
 - Only a few specific mandatory requirements
 - PHAs giving broad flexibility in tailoring their HCV homeownership programs
- HCV Homeownership Program Guidebook

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



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Grants, Specialty Programs, & Other Funding Opportunities

Competitive Grants: How the Process Works

- HUD's Budget – Annual Appropriations (Congress)
- Competitive process
- Notices of Funding Availability (NOFA) published in the Federal Register
 - Information on what grants are available, eligibility, and application requirements
 - View Federal Register Notices:
http://portal.hud.gov/portal/page/portal/HUD/program_offices/administration/hudclips/fr



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Grants, Specialty Programs, & Other Funding Opportunities

Competitive Grants: How the Process Works

- Participating PHAs register with www.grants.gov at:
<http://portal.hud.gov/portal/page/portal/HUD/topics/grants>
- PHAs obtain a Data Universal Numbers System (DUNS) - a DUNS number is a unique nine character identification number
- PHAs also need to register with Central Contractor Registration (CCR)



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Grants, Specialty Programs, & Other Funding Opportunities

Competitive Grants: Logic Model Reporting Requirements

- Required for ROSS and PH/HCV FSS Grants
- Logic Models, with updated “post” data and SF-425, are required each reporting period
 - FY 2006 and FY 2007 Grants - Semi-annual Reporting
 - Semi-annual Report covering 1/1 to 6/30 is due in FO July 31st
 - Semi-annual Report covering 7/1 to 12/31 is due in FO January 31st
 - Reporting requirements continue each year of the grant



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Grants, Specialty Programs, & Other Funding Opportunities

Competitive Grants: Logic Model Reporting Requirements

- FY 2008 Grants - Annual Reporting
 - Annual Report covering 1/1 (or grant start date) to 12/31 is due in FO January 31st
 - Reports should include responses to Management Questions
- Grantees should submit a Final Report within 90 days of grant ending date.

NOTE: Final Reports should include Responses to Management Questions and Explanation of Any Deviations from Approved Logic Model



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Grants, Specialty Programs & Other Funding Opportunities

Other Funding Opportunities?

Are these missed funding opportunities?

– Sustainable Communities

- <http://www.hud.gov/offices/adm/grants/nofa10/scrpg.cfm>

– Healthy Homes

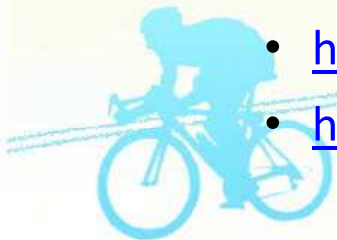
- <http://www.hud.gov/offices/lead/hhi/index.cfm>

– CPD Transitional Housing Program

- <http://www.hud.gov/offices/cpd/homeless/programs/shp/>

– 202/811 Programs

- <http://www.hud.gov/offices/hsg/mfh/progdesc/eld202.cfm>
- <http://www.hud.gov/offices/hsg/mfh/progdesc/disab811.cfm>



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Grants, Specialty Programs, & Other Funding Opportunities

Other Funding Opportunities?

Are these missed funding opportunities?

- Rural Housing and Economic Development (RHED)
 - <http://www.hud.gov/offices/cpd/economicdevelopment/programs/rhed/>
- Department of Energy Weatherization Programs
 - <http://www.energy.gov/energyefficiency/weatherization.htm>
- Community Outreach Partnerships

*Are you an eligible applicant? Partnership possibilities...



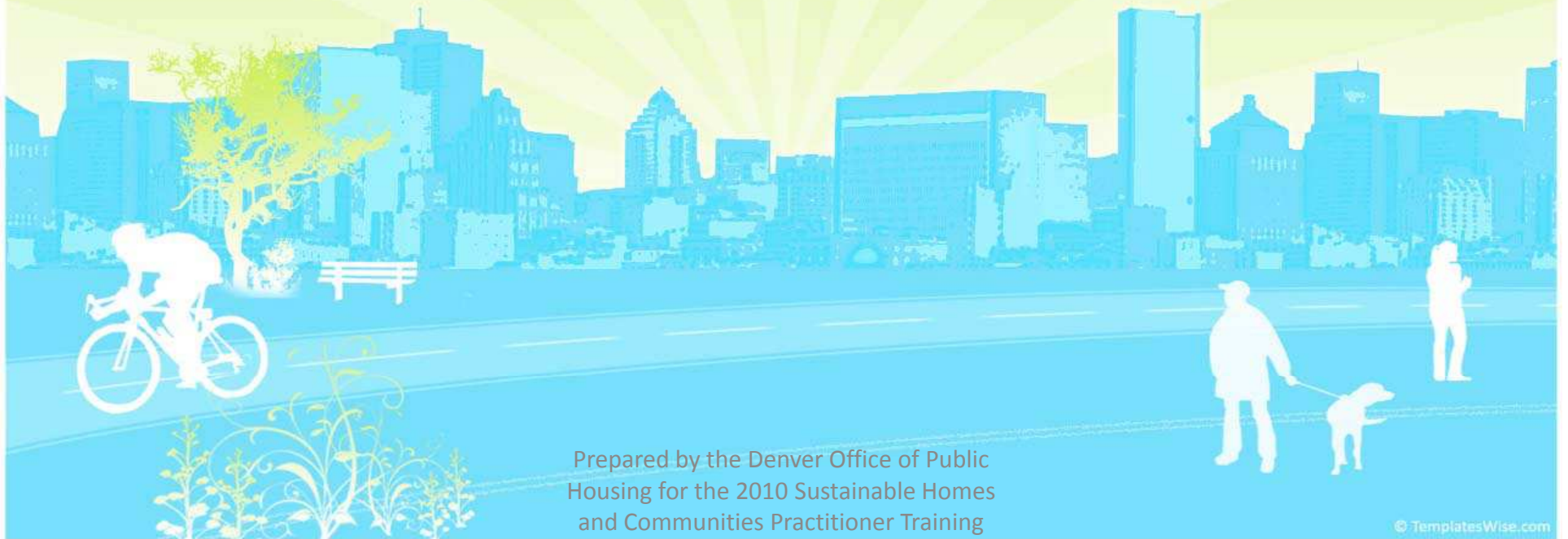
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Reporting and Staying “In The loop”



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Reporting and Staying “In The Loop”

HUD’s Requirements

- Laws & Statutes
- Regulations & Federal Register Notices
- HUD Handbooks, Guidebooks & Manuals
- PIH Notices
- Contracts: ACCs, Grant Agreements, Cooperation Agreements, etc.
- Forms: DOTs, Depository Agreement, 9886, 5



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Reporting and Staying “In The Loop”

Key Laws

- United States Housing Act of 1937 (USHA)
- Violence Against Women Act (VAWA)
- Quality Housing and Work Responsibility Act (QHWRA)
- Housing and Economic Recovery Act (HERA)
- American Reinvestment and Recovery Act (ARRA)
- Welfare Reform Act
- Housing & Community Development Act of 1980
- Annual Appropriations Laws

Key Statute

- 42 USC §1437 (USHA)

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Reporting and Staying “In The Loop”

Key Regulations & Federal Register Notices

- 24 CFR Part 5 (General HUD Program Requirements)
- 24 CFR Part 8 (Nondiscrimination in federally assisted housing programs)
- 24 CFR Part 85 (Procurement Requirements)
- 24 CFR Part 135 (Section 3 Requirements)
- 24 CFR Part 882 (Mod Rehab Program)
- 24 CFR Parts 901 – 990 (PIH Program Requirements)



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Key Handbooks, Guidebooks & Manuals

- Procurement Handbook, 7460.8
- Public Housing Occupancy Handbook, 7465.1
- Public Housing Occupancy Guidebook (not available on hudclips)
- Housing Choice Voucher Guidebook, 7420.10 G
- Public Housing Ethics Reference Manual
- Program Integrity Bulletin (11/90)



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- HUDCLIPS has it all!

<http://www.hud.gov/offices/adm/hudclips/index.cfm>

- Ordering HUD Handbooks, Guidebooks, Notices, Forms, etc:

http://ptp.hud.gov/ReqDirect/UI/Login.asp?db_profile=spec_plus

NOTE: The User Name is “staff” and the password is “welcome” It’s case sensitive.



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Reporting and Staying “In The Loop”

Sample Documents (Policies, Procedures & Lease)

- HUD Procurement Handbook, 7460.8 contains a sample Procurement Policy
- Public Housing Occupancy Guidebook’s (6/03) Appendices include the following:

- Sample ACOP (NOTE: VAWA requirements need to be added)
- Sample Public Housing Lease Agreement (NOTE: VAWA requirements need to be added)
- Sample Grievance Procedures
- Sample Community Service & Self Sufficiency Policies



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- Check out Denver OPH web page
 - <http://www.hud.gov/local/shared/working/r8/ph/index.cfm?state=co>
- News-to-use Feature
 - <http://www.hud.gov/local/shared/working/r8/ph/whatsnew.cfm?state=co>
 - PIC Coach Corner
- Sign up for the RSS feed
- RHIP list-serv
- www.hud.gov
- Your OPH Staff Contacts



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Reporting and Staying “In The Loop”

HUD – Your Team

- Public Housing Revitalization Specialist (PHRS):
 - Resource for tenant issues, EIV, PIC, rent and income questions
- Financial Analyst (FA):
 - Operating Fund, SAGIS
- Facilities Management Specialist (FMS):
 - Capital fund, procurement, inspections

HUD – Management

- Janice Rodriguez, Division Director
- Ann Roman, Director



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