



U. S. Department of Housing and Urban Development
Pittsburgh Field Office
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AGENDA HUD PRESENTATION WPHDA ANNUAL MEETING

October 24, 2017

- Customer Service
 - Calls & written inquires
 - Process for resolution

- PHA Data Western PA
 - Funding
 - PH families housed
 - HCV families housed

- Tenant Demographics Western PA

- Continuing Resolution

- Imminent Program Updates
 - Operating Subsidy schedule
 - HCV final funding HAP & AF
 - Puerto Rico port families

- HUD Priorities and Reform Plan

- PIH Priorities

- Risk Assessment and Monitoring
 - Risk factors
 - Types of onsite monitoring
 - Remote monitoring

- Regional Administrator Visits

- HUD-PHA Conference Call
 - December 4, 2017, 10am

HUD PRESENTATION NOTES WPHDA ANNUAL MEETING

October 24, 2017

HUD staff present: Jacqueline Molinaro-Thompson, PH Director; Debra Martin, PH Specialist; Jennifer Bert, Management Analyst.

Customer Service

Calls & written inquires –

More than 200/year received by local FO

In the form of phone calls and letters from congress, Secretary's office and White House.

Different reasons for complaints

- Feel wronged
- Want to check with Feds
- Afraid of losing housing

Our office wants to approach answers in *partnership* with you

- We are required to be responsive to each complaint received
- They are your customers and our customers
- You are the resolver, not us
- Collaborate on the response to complainant
- Trying to make the process work for you and us

Timelines for response varies; congressional inquiries have the shortest turnaround time
HUD made the commitment to timely responses to congress

Process for resolution -

Debra provided examples of calls and ways to collaborate, for

instance, PHA should call the PHRS to discuss what information would be most helpful to us for crafting a congressional response.

PHA Data Western PA

Overall funding of PHAs in Western PA- more than \$300 million

PH families housed 21,756 / 94% occupancy rate

-Compared to the national average it's 1% LESS

-A few PHAs need to continue working on leasing efforts/we have to closely monitor and report to HQ; everyone at all levels of HUD is looking at PH occupancy.

HCV families housed 25,391 / 86% units / 104% ABA (use reserves)
-Three Western PA PHAs have significant leasing potential

PIC DATA-

-Asking PHAs to consider submitting tenant 50058's sooner than the allowable 60 days.
-True occupancy is not reflected if you wait 30 or 60 days to submit the '58 to PIC.

Tenant Demographics Western PA

Average annual income W PA portfolio - \$12,463
(Less than national average of \$14,170)

Percentage of extremely low and very low income is 41% of families served

3% have no income reported
64% SSI or SSD

Nearly 40% of households have children

Racial breakdown is 68% white and 30% African American
National breakdown is 50% each race

Average length of stay –
Highest average is less than one year
34% stay up to 2 years
2-5 years = 21%
5-10 years = 20%

24% stay 10 to 20 years or more
74% stay one to 10 years

Important to know demographics to discuss overall picture of whom our programs serve

Continuing Resolution

Short term
Expires December 8, 2017

Imminent Program Updates

2018 Operating Subsidy schedule is published

- Forms available to PHAs Nov 27
- Opsub forms due to FO Dec 18
(52722 and '23 forms)

- Preliminary eligibility Jan 29

By 2/5/18 contact FO with any issues

PHAs will be funded for Jan and Feb based on an estimate -
FMD will use projects in the inventory, identified in PIC

HCV final funding for '17:

Latest Admin Fee Proration 77.491%.

HAP renewal funding determined using 97% proration.

CR imposed across the board rescission of .6791 which we are applying in the Jan and Feb payments.

Intended to help by not applying more proration at the end of the CY.
See email Sept 20 FMC.

Getting “2018 get ready letter” in Dec.
Explains funding and prorations for CY 2018.

Puerto Rico port families if you get a call -

Contact the initial PHA.

If initial PHA is not operational contact HUD in Miami and they will provide info that PHA normally would provide.

Contact Sonia.l.colon-miranda@hud.gov or 305-520-5076.

Do not allow billing concerns stop you from assisting an eligible family
HUD promised to provide payments for eligible port moves from impacted areas.
See FMC email Oct. 11.
Contact us if you have any questions.

HUD Priorities and Reform Plan

All federal agencies were required by OMB to develop reform plans which must include streamlining, eliminating duplication, reducing regulations, staff reductions, and other improvements in the efficient delivery of programs.

OMB reviewing the HUD draft

Public comments will be sought at some time in the future

HUD Draft Strategic Plan

3 primary goals:

1. Reimagine the way HUD works -
how we function and deliver our programs,
how we provide rental assistance,
reducing regulations
improving technology.
2. Restore the American dream –
families have access to quality affordable homes,
increase first time homebuying,
ending VET homelessness.
3. Rethink American Communities –
economic mobility
self-sufficiency
removing lead & hazards from housing,
effective disaster recovery.

PIH Priorities

Dominique Blom is General Deputy Assistant Secretary

Draft priorities for PIH are being discussed and our priorities will affect PHAs:

1. Increasing program flexibility and guidance –
MtW expansion
disposition of PH
reduce administrative burdens
reduce regs
update and clarify program guidance
2. Improving performance of grantees and HUD oversight
improve risk assessment
improve monitoring
promote supportive services
focus on lead, mold and healthy environment in housing
3. Transparent financial management
award grants timely
clearly written NOFAs
opsub web-based portal

4. Repositioning PHAs
MF development,
RAD,
CNI,
demo and dispo of PH,
voluntary conversion of PH to HCV,
consolidation of PHAs
5. Enhancing our business process and IT systems –
listening sessions
PIC and VMS improvements
UPCS-V

Risk Assessment and Monitoring

At least bi-annual risk assessment by our office and nationally

Various factors comprise the designations of very high risk, high risk, moderate or low risk; each PHA is designed.

Most PHAs in Western PA are currently low or moderate risk.
Five PHAs are very high or high risk

Types of onsite monitoring –
finance / HQS QC / CFP/ procurement/ HCV and PH mgmt and leasing /
if VH or High risk designation we will complete a compliance review /
ROSS or FSS

Regular remote monitoring that is ongoing-
PH occupancy,
HCV leasing,
meet deadlines, LOCCS reporting, FDS, audit submission,
CFP obligation and expenditure deadlines,
financial condition of PHA and individual programs

Regional Administrator Visits

Joe DeFelice, RA in Region III
Visited HACP and ACHA in July
This week visiting Oil City and Washington County PHAs; also Beaver Falls homeless program and city of Johnstown

HUD-PHA Conference Call

December 4, 2017 10am