Enhance Rental Assistance

Goal Leader: Dominique Blom
General Deputy Assistant Secretary for Public and Indian Housing

Theme: General Government; Income Security

Overview

Goal Statement

- o   Enhance and reform HUD's rental assistance programs by providing sustainable models to empower communities to address local affordable housing needs. HUD will transform assisted housing by transitioning 105,000 additional Public Housing units to a more sustainable platform by the end of FY 2019.

Challenge

- o   Today, 9% of nearly a million Public Housing units are currently off-line and an additional 15% of the public housing portfolio is in poor condition according to inspection scores.

- o   The regulatory structure for the public housing program is cumbersome and limits PHAs' abilities to adequately address program needs.

Opportunity

- o   Maximize local decision-making and local control over both public housing assets and resources.

- o   Expand, improve, and streamline the available tools (RAD, Demo/Dispo, Voluntary Conversions, Deed of Trust Release) for PHAs of all sizes to make better decisions about the long-term sustainability of their public housing portfolios.

Leadership

Core Team: Leadership teams will be finalized in the Spring. Updates will be provided subsequent to those decisions.
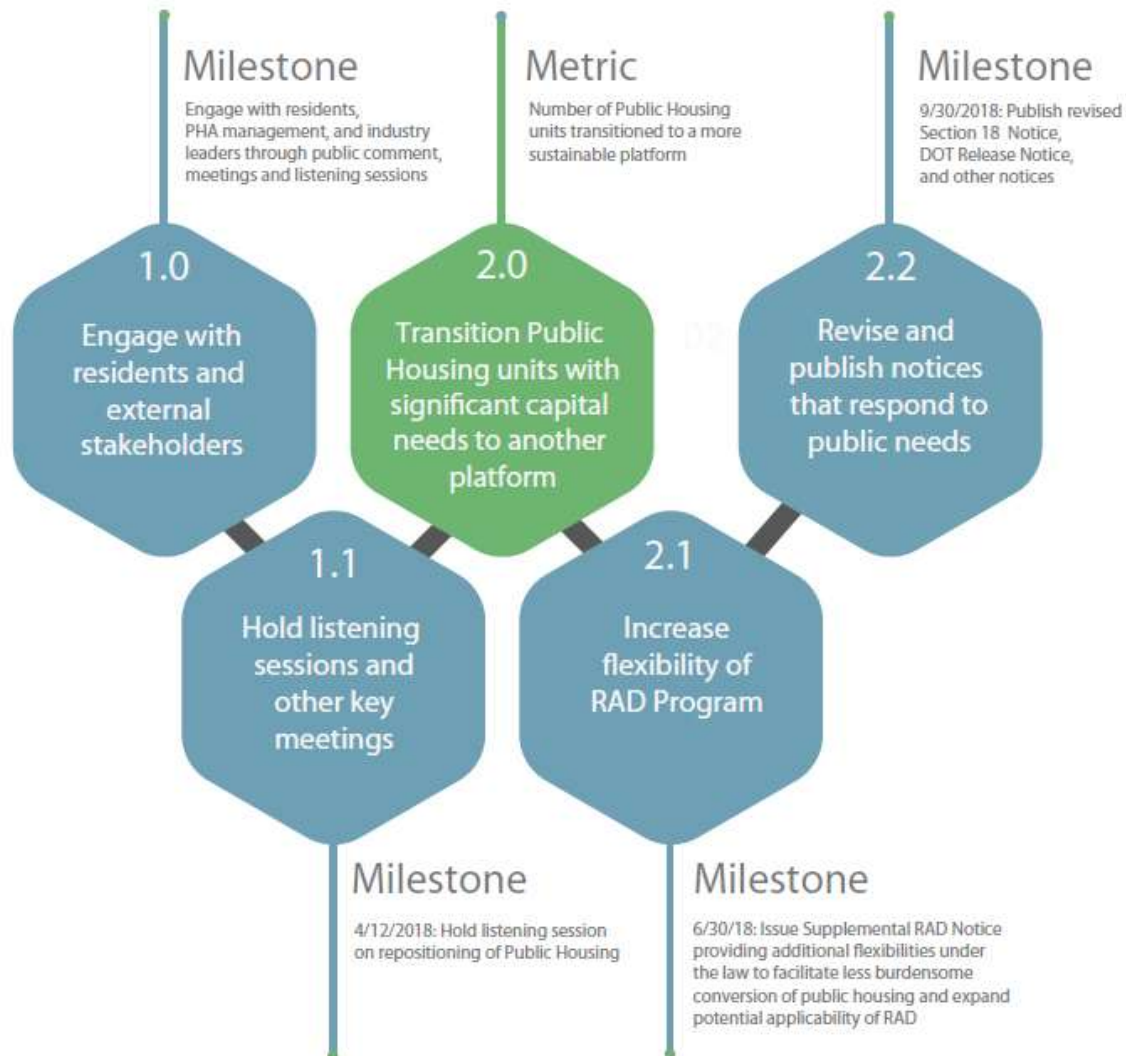
Goal Structure & Strategies (1 of 2)

The Public Housing program provides affordable housing to nearly one million families nationwide. However, the current structure and fiscal constraints of the program limit the flexibility of Public Housing Agencies (PHA) to efficiently operate housing, minimize costs, and provide access to critical resources to recapitalize the portfolio.

HUD will conduct listening sessions to engage with PHA managers and industry experts on the repositioning of Public Housing units. HUD will also leverage existing programs and new supplemental notices on how best to transition hard-to-manage properties to more sustainable platforms. Under these new policies, PHAs and their communities will have more control over managing their housing needs.

Transform Assisted Housing

by transitioning 105,000 public housing units to a more sustainable platform by the end of FY2019

Milestone
Engage with residents, PHA management, and industry leaders through public comment, meetings and listening sessions

Metric
Number of Public Housing units transitioned to a more sustainable platform

Milestone
9/30/2018: Publish revised Section 18 Notice, DOT Release Notice, and other notices

1.0
Engage with residents and external stakeholders

2.0
Transition Public Housing units with significant capital needs to another platform

2.2
Revise and publish notices that respond to public needs

1.1
Hold listening sessions and other key meetings

2.1
Increase flexibility of RAD Program

Milestone
4/12/2018: Hold listening session on repositioning of Public Housing

Milestone
6/30/18: Issue Supplemental RAD Notice providing additional flexibilities under the law to facilitate less burdensome conversion of public housing and expand potential applicability of RAD

Summary of Progress – FY 18 Q1

The Agency Strategic Plan and FY 2019 Annual Performance Plan were both published in February. These documents lay out HUD's strategies for transforming assisted housing by transitioning 105,000 additional Public Housing units to a more sustainable platform by the end of FY 2019. Our current data on the total number of Public Housing units will be used as a baseline by which we measure progress towards this goal.

Key Milestones

Engage with residents, PHA management, and industry thought leaders on different rental housing program structures. This engagement will occur through public comment, listening sessions, and other meetings across the country.

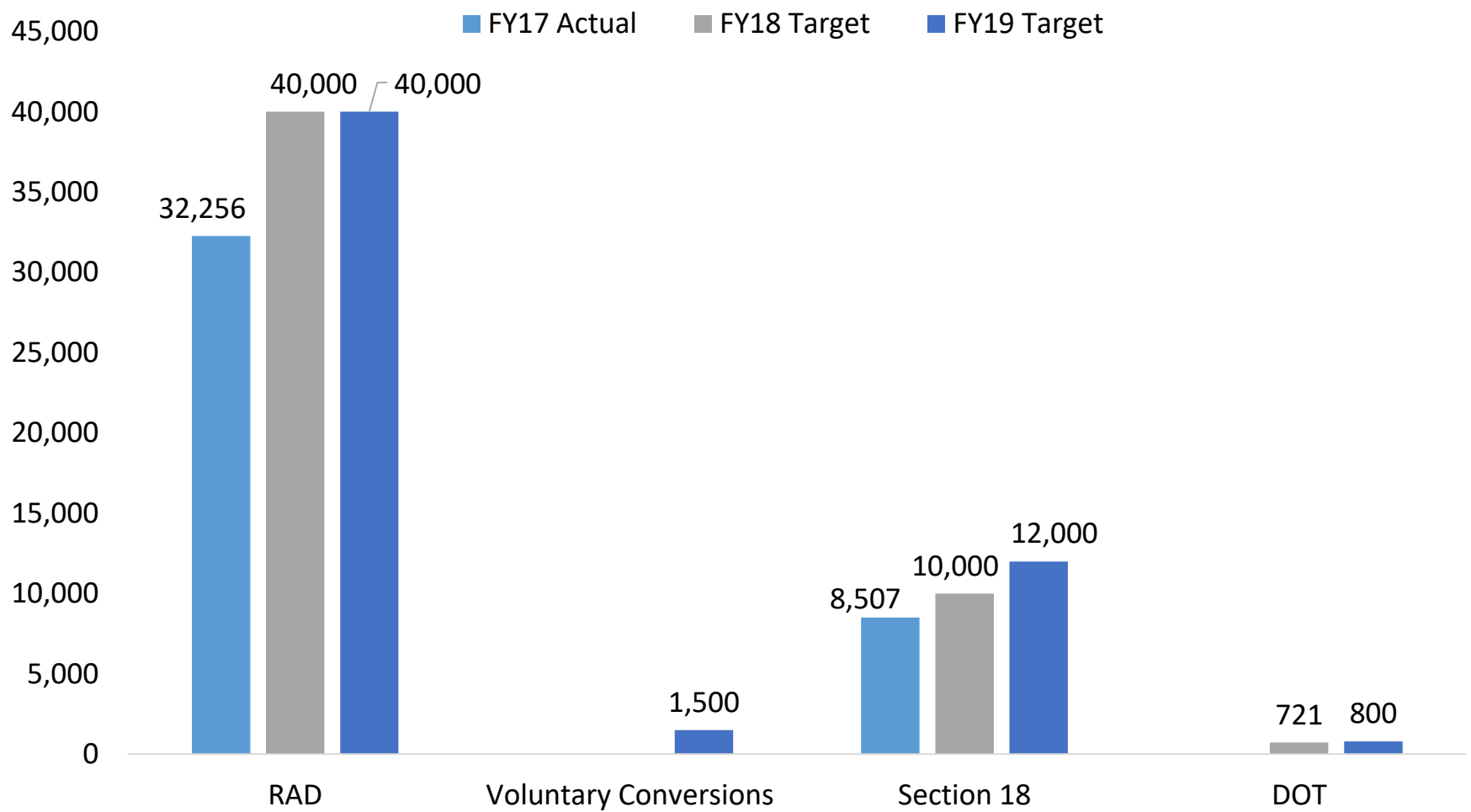| Milestone Summary				
Key Milestone	**Milestone Due Date**	**Milestone Status**	**Change from last quarter**	**Comments**
Hold listening sessions on repositioning of Public Housing	4/12/2018	On-Track	N/A	The Future of Public Housing Task Force's Communications Working Group is scheduling listening sessions for Secretary Carson.

Key Milestones

Improve long term affordable housing options by encouraging Public Housing Authorities to transition Public Housing units with significant unmet capital needs to a more sustainable platform.

Milestone Summary				
Key Milestone	**Milestone Due Date**	**Milestone Status**	**Change from last quarter**	**Comments**
Issue Supplemental RAD Notice identifying and implementing additional flexibilities under the law to facilitate less burdensome conversion of public housing and expand the potential applicability of RAD	6/30/2018	On-Track	N/A	
Publish Voluntary Conversions Notice, Revised Section 18 Demolition and Disposition Notice, Declaration of Trust Release Notice, and other Notices that respond to public engagement	9/30/2018	On-Track	N/A	

Key Indicators

Number of Public Housing Units Transitioned to a Sustainable Platform, FY18-19 Targets

Legend: ■ FY17 Actual ■ FY18 Target ■ FY19 Target

Category	FY17 Actual	FY18 Target	FY19 Target
RAD	32,256	40,000	40,000
Voluntary Conversions			1,500
Section 18	8,507	10,000	12,000
DOT		721	800

Data Accuracy and Reliability

Rental Assistance Demonstration (RAD)
- <u>Description:</u> Number of Public Housing (PH) units transitioned to the Section 8 platform through the RAD program.
- <u>Data source:</u> RAD Resource Desk.
- <u>Calculation method:</u> Number of units in transactions that closed within the time period as recorded in the RAD Resource Desk.
- <u>Data quality (limitations/advantages of the data):</u> The RAD Resource Desk contains all information on each individual RAD transaction, including the documentation evidencing that a closing has occurred.
- <u>Validation, verification, and improvement of measure:</u> The IMS/PIC system records the current status of all public housing inventory removals. Closings in the RAD Resource Desk are compared monthly to unit removals from the IMS/PIC system to ensure accounting consistency. The data quality in the RAD Resource Desk, and IMS/PIC is reviewed and updated regularly by Public Housing Agencies (PHAs), and multiple offices within HUD.

Voluntary Conversion
- <u>Description:</u> Number of PH units transitioned from the Annual Contributions Contract/ Declaration of Trust (ACC/DOT) through Voluntary Conversion.
- <u>Data source:</u> Inventory Management System/ Public and Indian Housing Information Center (IMS/PIC).
- <u>Calculation method:</u> Number of units transitioned in transactions that closed within the time period as recorded in IMS/PIC.
- <u>Data quality (limitations/advantages of the data):</u> Upon confirmation that all applicable requirements of the (streamlined) voluntary conversion notice and program have been met (including part 200 requirements), HUD staff releases the DOT on the property. Immediately thereafter, HUD staff modifies the data in IMS/PIC to document that the units have been removed from the public housing inventory and the DOT has been released.
- <u>Validation, verification, and improvement of measure:</u> The IMS/PIC system records the current status of all public housing inventory removals. The Special Applications Center (SAC) maintains a back-up spreadsheet with all transactions listed and verified in the IMS/PIC system. The data quality in IMS/PIC is reviewed and updated regularly by PHAs and multiple offices within HUD.

Data Accuracy and Reliability (Continued)

Section 18 (Demolition/Disposition)
- Description: Number of units removed from the PH portfolio through demolition or disposition under the authority in Section 18 of the Housing Act of 1937, as amended.
- Data source: Inventory Management System/ Public and Indian Housing Information Center (IMS/PIC).
- Calculation method: Number of units transitioned in transactions that closed within the time period as recorded in IMS/PIC.
- Data quality (limitations/advantages of the data): Upon confirmation that all applicable requirements of the (streamlined) voluntary conversion notice and program have been met (including part 200 requirements), HUD staff releases the DOT on the property. Immediately thereafter, HUD staff modifies the data in IMS/PIC to document that the units have been removed from the public housing inventory and the DOT has been released.
- Validation, verification, and improvement of measure: The IMS/PIC system records the current status of all public housing inventory removals. The Special Applications Center (SAC) maintains a back-up spreadsheet with all transactions listed and verified in the IMS/PIC system.

Declaration of Trust Release; (Clean Release)
- Description: Number of PH units released from the Annual Contributions Contract/ Declaration of Trust (ACC/DOT) and the Public Housing Agency (PHA) retains title to the property.
- Data source: Inventory Management System/Public and Indian Housing Information Center (IMS/PIC).
- Calculation method: Number of PH units transitioned out of HUD authority through DOT release within the time period as recorded in IMS/PIC.
- Data quality (limitations/advantages of the data): Upon confirmation that all applicable requirements of the program have been met (including part 200 requirements), HUD staff releases the DOT on the property. Immediately thereafter, HUD staff modifies the data in IMS/PIC to document that the units have been removed from the public housing inventory and the DOT has been released. Validation, verification, and improvement of measure: The IMS/PIC system records the current status of all public housing inventory removals. The Special Applications Center (SAC) maintains a back-up spreadsheet with all transactions listed and verified in the IMS/PIC system.

Additional Information

Contributing Programs

Organizations:

- o Office of Public and Indian Housing (PIH)
- o Office of Housing
- o Office of General Counsel
- o Office of Fair Housing and Equal Opportunity

Program Activities:

- o Rental Assistance Demonstration (RAD)
- o Declaration of Trust (DOT) Release
- o Voluntary Conversions
- o Section 18 Demolitions and Dispositions

Stakeholder / Congressional Consultations

The agency consulted and will continue to consult with residents, Public Housing Agencies (PHAs)/owners, and industry group leaders while implementing the strategy to transition Public Housing units to a more sustainable platform.