



Agency Priority Goal Action Plan

Enhance Rental Assistance

Goal Leader:

Dominique Blom, General Deputy Assistant Secretary for Public and Indian Housing

Overview

Goal Statement

- 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

- 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.
- The regulatory structure for the public housing program can limit PHAs' abilities to adequately address program needs.

Opportunity

- Maximize local decision-making and local control over both public housing assets and resources.
- Expand, improve, and streamline the available tools [Rental Assistance Demonstration (RAD), Section 18 Demolition/Disposition, Voluntary Conversions, Declaration of Trust (DOT) Release] for PHAs of all sizes to make better decisions about the long-term sustainability of their public housing portfolios.

Leadership



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Danielle Bastarache
Deputy Assistant Secretary
Office of Policy Programs and Legislative
Initiatives

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 (PHAs) to efficiently operate housing, minimize costs, and provide access to critical resources to recapitalize the portfolio.

HUD's strategy to provide technical assistance and training on the new tools to reposition local housing programs will help reduce operational constraints on PHAs and increase their ability to develop locally appropriate strategies. Headquarters staff have attended conferences around the country to train PHA staff on how best to utilize the published notice to transition units.

HUD has leveraged existing programs and newly published supplemental notices on how to best transition hard-to-manage properties to more sustainable platforms. Under these new policies, PHAs and their communities have more control over managing their housing needs.

Summary of Progress – FY 18 Q4

In FY18, HUD transitioned 37,318 Public Housing (PH) units to different platforms as part of the Department's strategy to provide Public Housing Authorities (PHAs) access to tools for recapitalizing the PH portfolio. These transitions represent 35.5 percent of progress made towards HUD's goal of transitioning 105,000 units by the end of FY19.

RAD comprised 26,977 units (or 72.2 percent) of PH conversions in FY18. In addition, 9,346 units were demolished or disposed, very close to the FY18 target of 10,000 units transitioned using Section 18 authority. PIH transitioned 995 units through Declaration of Trust release, exceeding the FY18 target by 274 units.

In service of this goal, HUD published a notice intended to streamline the Section 18 public housing Demolition and Disposition approval process on March 22, 2018, and continues to work on additional guidance to facilitate PHA's public housing repositioning efforts.

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 session on repositioning of Public Housing	12/31/2019	On Track	New target date has been set to reflect on-going listening and training sessions on repositioning Public Housing.	HUD conducted twelve listening sessions and trainings at national and regional conferences sponsored by organizations that represent public housing management, program administrators, and finance staff. Sessions were held in Illinois, Indiana, Massachusetts, Maine, Ohio, Rhode Island, Texas, Minnesota, Georgia, and Wisconsin. Many of HUD's conversations with PHA management at these venues about repositioning Public Housing assets have led to more in-depth technical assistance calls between HUD and PHA staff about repositioning options. Additional listening and training sessions are anticipated to occur as opportunities become available.
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	Complete	Publication of Supplemental Notice	The RAD supplemental notice was published on July 2, 2018. This notice streamlines the conversion process for PHAs.

Key Milestones

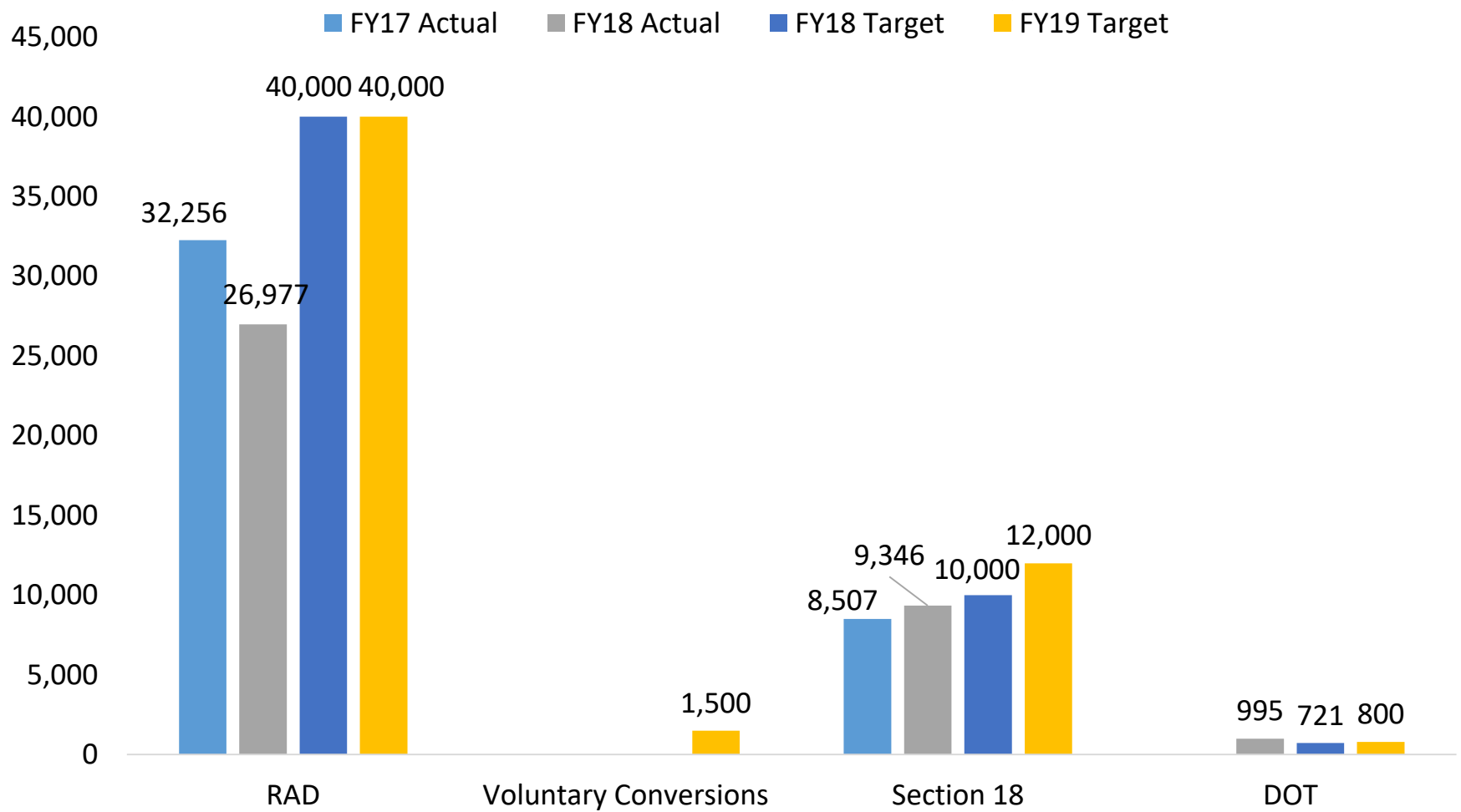
Improve long term affordable housing options by encouraging Public Housing Authorities to transition Public Housing units with significant unmet capital needs to a more sustainable platform.

Milestone Summary

Key Milestone	Milestone Due Date	Milestone Status	Change from last quarter	Comments
Publish Voluntary Conversions Notice, Revised Section 18 Demolition and Disposition Notice, Declaration of Trust Release Notice, and other Notices that respond to public engagement	3/30/2019	On-Track	Voluntary Conversion and DOT notices in Departmental Clearance	<p>The Section 18 Demolition and Disposition Notice was published on March 22, 2018. HUD staff are attending conferences to provide trainings to PHAs on the notice.</p> <p>Currently, the Declaration of Trust Release and Voluntary Conversion notices are undergoing Departmental and OMB review.</p> <p>A Notice with additional revisions to the RAD and a new Notice on Required Conversions under Section 33 of the U.S. Housing Act of 1937 will be published in CY19.</p>

Key Indicators

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



Note: Voluntary Conversions have a target and Q3 actual of zero units for FY18 because due to the projected timing for publication of the notice, HUD does not expect significant transitions using this process in FY18.

Data Accuracy and Reliability

Rental Assistance Demonstration (RAD)

- Description: Number of Public Housing (PH) units transitioned to the Section 8 platform through the RAD program.
- Data source: RAD Resource Desk.
- Calculation method: Number of units in transactions that closed within the time period as recorded in the RAD Resource Desk.
- Data quality (limitations/advantages of the data): The RAD Resource Desk contains all information on each individual RAD transaction, including the documentation evidencing that a closing has occurred.
- Validation, verification, and improvement of measure: 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

- Description: Number of PH units transitioned from the Annual Contributions Contract/ Declaration of Trust (ACC/DOT) through Voluntary Conversion.
- 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. 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 approved for removal 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:

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

Program Activities:

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

Stakeholder / Congressional Consultations

The agency has 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.