



# NEWSletter

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## Waterman Gardens RAD Groundbreaking



June 15, 2015 – San Bernardino, CA – The Housing Authority of the County of San Bernardino (HACSB) broke ground on the first of a multiphase Rental Assistance Demonstration (RAD) conversion of the Waterman Gardens public housing development. The 76 units in this first phase of a total conversion of 242 units should be complete sometime during summer 2016.

The project is funded with \$25 million from the Department of Housing and Urban Development’s Rental Assistance Demonstration program and a permanent loan from PNC Real Estate. The State of California awarded approximately \$12 million in tax credits. In addition, the city is investing \$2.3 million of federally allocated HOME-Investment Partnership Funds into the project.

The new development will include a swimming pool, computer lab, community center, and playgrounds.

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## *Earth Day in LA County*



**Long Beach, April 22, 2015** –Principal Deputy Assistant Secretary (PDAS) for Public and Indian Housing (PIH), Lourdes Castro Ramirez, PDAS Chief of Staff, Jennifer Jones, and Los Angeles Office of Public Housing (LAOPH) Director, Marcie Chavez, came together with leaders of the Housing Authority of the County of Los Angeles (HACoLA), at their annual Earth Day celebration.

Located at the Carmelitos Public Housing Development and operated by the Housing Authority of the County of Los Angeles (HACoLA), The Growing Experience (TGE) was host to the sixth annual free event for all Carmelitos residents, as well as the surrounding Long Beach Community. Over 150 participants came out to learn about sustainable agriculture, tour the farm and aquaponics towers, participate in food preservation workshops, and taste healthy snacks.

Sean Rogan, HACoLA Executive Director, said, “The Growing Experience has worked hard to showcase environmental sustainability and serve as a replicable model for the greater Los Angeles region. Staff here have created a local food system, water/resource conservation, and paved a path

for the research and implementation of new technologies to increase productivity.”

TGE is a 7-acre urban farm whose goal is to support a healthy community by offering affordable, fresh, locally-grown organic food. It is the only known program operating a facility of its size at a public housing community in an urban setting, complete with a sustainable farm, community-supported agriculture program, job/skills training, and educational components.



# VASH Update



80 representatives agreed that Southern California has made major strides, yet still, the region can do more for homeless veterans. There are still over 2500 VASH vouchers available for leasing, allocated in Federal Fiscal Years (FFY) 2008-2014. The Greater Los Angeles VA has made efforts to speed up leasing time and to increase the referral rate. Since May of this year, the VA assigned more staff to establish a processing center at the Housing Authority of the City of Los Angeles (HACLA).

Recognizing the challenges in Southern California, HUD leadership, particularly Public and Indian Housing (PIH), has made this area a particular priority. Of all VASH vouchers allocation for FFY 2015, Southern California received additional 1249 vouchers, the largest allocation nationwide. For the first time, the Oceanside Housing Authority received 40 VASH vouchers, as part of FFY2015 allocation. With the addition of FFY2015 allocation, the grand total VASH vouchers awarded to Southern California has reached 9803 vouchers.

On July 25, 2015, the Office of Congresswoman Loretta Sanchez spearheaded the 12th Orange County Veterans Fair. The fair was an excellent opportunity for Orange County Housing Authority to present the Department of Veterans Affairs (VA) Supportive Housing (VASH) program to Veterans. Public housing agencies in Southern California are making a great effort in utilizing VASH vouchers to house homeless veterans. Despite the challenge of the increase of the general homeless population, as recorded in the recent results of 2015 Point in Time count (PIT), homelessness among Veterans in Southern California remained relatively the same. One contributing factor is the issuance of VASH program vouchers along with the VA provision of case management. As of end of June, according to Voucher Management System (VMS) data, over six thousands homeless veterans have been housed with VASH vouchers. The number keeps trending upward.

Creative and collaborative partnerships throughout the region are working toward the goal of eventually ending homelessness among Veterans. In spring 2015, the HUD Los Angeles Office of Public Housing (LAOPH) hosted a collaborative event with attendance from Greater Los Angeles VA, local public housing agencies, community partners, and the HUD Headquarter VASH Coordinator. More than



*Representatives from the Long Beach VAMC, Orange County Housing Authority and the LAOPH at the event.*

## San Buenaventura RAD Groundbreaking

**July 14, 2015 – Ventura, CA** - The Housing Authority of the City of San Buenaventura (HACSB) hosted a groundbreaking event for the commencement of a comprehensive \$28.8 million acquisition and rehabilitation project that will fully renovate 101 existing apartment units for extremely low income seniors and disabled persons in the City of Ventura. Through the newly developed Rental Assistance Demonstration (RAD) program implemented by the U.S. Department of Housing & Urban Development, the HACSB is providing long-term project-based voucher rental assistance subsidy to finance the acquisition and construction and ensure long-term affordability to those earning less than thirty percent of the area median income. The HACSB also received an allocation of 4% Low Income Housing Tax Credits in November 2014 from the California Tax Credit Allocation Committee and bond allocation from the California Debt Limit Allocation Committee that will be leveraged to fund the project.

The work will involve extensive infrastructure, energy and water efficiency improvements and upgrades and interior restoration work at the HACSB's properties in East Ventura. Construction is slated to begin on the site in

July 2015, and completion is anticipated at the end of February, 2016. The HACSB is partnering with Union Bank, Ashwood Construction Company, ReCap Real Estate Advisors, and Amador Whittle Architects to create a renewed, energy efficient, accessible, and affordable housing development to preserve the city's dwindling stock of deeply affordable housing.

"This project, along with our recently completed Vista del Mar Commons extensive renovation, has invested approximately \$55,000,000 into the City and ensures that our properties will not only continue to be deeply affordable, but also improve the quality of life of our residents," said Denise Wise, Chief Executive Officer of the HACSB.

The HACSB is the largest residential landlord in the City of Ventura, with 471 public housing units, more than 1,500 Section 8 vouchers, and over 350 non-profit affordable rental units. The agency is actively working to increase the supply of affordable housing and to improve the quality of life for hundreds more of the low-income residents throughout the City of Ventura.



# RAD DEVELOPMENTS IN SOUTHERN CALIFORNIA

Public Housing Agency	Development Name	No. of Units	Type of Conversion
City of San Buenaventura	Buena Vida	196 units	PBV
	Westview Village	69 units	PBV
	The Palms	140 units	PBV
City of Santa Barbara	Presidio Gardesn	54 units	PBV
	Vista La Cumbre	89 units	PBV
County of Kern	Rio Vista	69 units	PBV
County of Riverside	Desert Hot Springs Apts.	345 units	PBV
	Midway Capri Apts.	124 units	PBV
City of Los Angeles	Jordan Downs	70 units	PBV
County of Santa Barbara	Lompoc & Miller Plaza & Stanley Horn	143 units	PBV
	Lompoc Terrace	39 units	PBRA
	Aparicio Apts.	14 units	PBV
	Evans Park	16 units	PBRA
County of San Bernardino	Waterman Gardens	217 units	PBV
	Wilson Street	330 units	PBV
	Scattered Sites	125 units	PBV

**For more information on RAD and recent notices, please visit the following sites:**

HUD RAD EXCHANGE - <https://www.hudexchange.info/programs/rad/>

RAD RESOURCE DESK- <http://radresource.net/index.cfm>

## Take Notice of PIH Notices!



Visit [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/administration/hudclips/notices/pih](http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/notices/pih)

Notice	Issued/Expires	Subject/Purpose
<b>PIH 2015-11 (HA)</b>	<b>Issued:</b> June 26, 2015 <b>Expires:</b> This notice remains in effect until amended, revoked, or superseded	<b>Set-Aside Funding Availability for Project-Basing HUD-VASH Vouchers</b> - In support of the Department's goal to end veterans homelessness by the end of 2015, this notice announces the availability of a set-aside of approximately \$7 million in HUD-VASH funding that will support approximately 1,000 units of project-based voucher (PBV) assistance.
<b>PIH 2015-10 (HA)</b>	<b>Issued:</b> June 12, 2015 <b>Expires:</b> This notice remains in effect until amended, superseded, or rescinded	<b>Project-Basing HUD-Veterans Affairs Supportive Housing Vouchers</b> - This Notice supersedes Notice PIH 2011-50 and provides guidance to PHAs that have been awarded HUD-VASH vouchers and are interested in project-basing a portion or all of those vouchers.
<b>PIH 2015-07</b>	<b>Issued:</b> April 23, 2015 <b>Expires:</b> This notice remains in effect until amended, superseded, or rescinded	<b>Funding Availability for Tenant-Protection Vouchers for Certain At-Risk Households in Low-Vacancy Areas - Fiscal Year 2015</b> - HUD is making up to \$7,000,000 available for Tenant Protection Vouchers (TPV) for certain at-risk households in low-vacancy areas for Fiscal Year (FY) 2015.
<b>PIH 2015-06</b>	<b>Issued:</b> April 23, 2015 <b>Expires:</b> This notice remains in effect until amended, superseded, or rescinded	<b>U.S. Department of Housing and Urban Development (HUD) Privacy Protection Guidance for Third Parties</b> - The purpose of this Notice is to inform all public housing agencies (PHAs) about their responsibilities for safeguarding personally identifiable information (PII) required by HUD and preventing potential breaches of this sensitive data.
<b>PIH 2015-05 (HA)</b> <b>Attachment</b> (MS-Excel)	<b>Issued:</b> April 1, 2015 <b>Expires:</b> This notice remains in effect until amended, superseded, or rescinded	<b>Project-Based Voucher (PBV) Guidance</b> - The purpose of this Notice is to provide guidance in three areas of the Project-based Voucher (PBV) program that HUD believes would be beneficial to public housing agencies (PHAs) administering the program especially in light of the recent increased interest and activity in the PBV program.

# Announcements

## Public and Indian Housing One-Stop Tool (POST) for PHAs

PHA staff can use POST to obtain quick access to PIH systems, tools, training opportunities, program requirements, commonly used external websites, PIH contacts, and much more.

- Calendar of Due Dates

If you have recommendations to improve POST or if you are having difficulty accessing web pages, we want to hear from you! Please email us at [POSTforPHAs@hud.gov](mailto:POSTforPHAs@hud.gov).

Some of the most helpful links are as follows:

- PIH A-Z Index
- News You Can Use



## Energy and Performance Information Center (EPIC)

PHAs administering public housing units are required to report on planned/completed Energy Efficiency Measures (EEMS) in the Energy and Performance Information Center (EPIC) system ANNUALLY as follows:

Calendar Year Quarter	Federal Fiscal Year	PHAS Required to Report	Reporting Period
1	2	Fiscal year ending March 31	April 1 - April 30
2	3	Fiscal year ending June 30	July 1 - July 31
3	4	Fiscal year ending September 30	October 1 - October 31
4	1	Fiscal year ending December 31	January 1 - February 7

Please email [EPICHelp@hud.gov](mailto:EPICHelp@hud.gov) for EPIC access and general help questions. Please include your Secure Systems login ID (WASS ID) in your email.

### Helpful Resource Links

**Two Year Forecasting Tool** - PHA staff can use this tool to forecast the relationship between current HCV leasing and future funding. - [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/programs/hcv](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/hcv)

**REAC Technical Assistance Center** - The Real Estate Assessment Center (REAC) Technical Assistance Center analyses data and develops objective performance scores. PHA staff can use the REAC technical assistance for helpful links. [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/react/support/tac](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/react/support/tac)



# Lead the Way: PHA Governance and Financial Management - A Training for Board Members



In July 2015, HUD’s Office of Public and Indian Housing launched *Lead the Way: PHA Governance and Financial Management*. This informational resource is designed to help PHA Boards and staff fulfill their responsibilities in providing effective governance and oversight.

*Lead the Way* is designed primarily for PHA board members/commissioners. New and experienced board members alike can benefit from the curriculum. Additionally, executive staff - CEOs, CFOs, finance teams, program managers - can use the tool to hone their skills and improve PHA operations.

In addition to *Lead the Way*, HUD is offering various supporting resources that you can use to accompany and supplement the curriculum. In this Training Resources section you will find quick references and handouts to support *Lead the Way*. Additionally, this section contains links to other existing HUD training resources such as those found on the HUD YouTube Channel.

<https://www.hudexchange.info/training-events/courses/lead-the-way-pha-governance-and-financial-management/>



## Water Sense

The U.S. Environmental Protection Agency’s WaterSense program is hosting *Water Wednesdays*, to help HUD project officers and HUD grantees incorporate water efficiency into their programs and projects. The webinar series will provide information about tools and resources that help public, low-income, and multi-family housing managers save water, energy and money.

Please register now for our upcoming live webinars using the links below. Links to recorded webinars will be provided 3–4 weeks after the live webinar.

<http://www.epa.gov/watersense/hudwebinars/>



# Upcoming Deadlines

## Financial Data Schedule (FDS) Submission Deadlines

Unaudited submissions are due no later than 2 months after the PHA's Fiscal Year End (FYE); for those entities required to have an audit, the audited submissions are due 9 months after the Public Housing Agency's (PHA's) FYE. PHAs are required to submit their financial information through the Financial Assessment Subsystem-Public Housing (FASS-PH) system.

Financial Reporting Schedule Due Dates				
Fiscal Year End	12/31	03/31	06/30	09/30
Unaudited Submission	02/28	05/31	08/31	11/30
Audited Submission	09/30	12/31	03/31	06/30

## Deadlines and Key Dates

Date	Description	Housing Choice Voucher (HCV)	Public Housing (PH)
<b>October 2015</b>			
1	Maintenance Wage Rate Recommendation		X
4	Voucher Management System (VMS) Reporting Opens	X	
10	Minority Business Development Contract and Subcontract Activity	X	X
18	5-Year Public Housing Agency (PHA) Plan	X	X
18	Annual PHA Plan (Non-Qualified PHAs)	X	X
18	Capital Fund Program Annual Statement (Non-Qualified PHAs First-Time Submission)		X
18	Capital Fund Program Performance and Evaluation Report		X
18	Civil Rights Certification (Qualified PHAs)	X	X
22	VMS Submissions Close	X	
30	Enterprise Income Verification (EIV) Employee Recertification	X	X
31	Semi-Annual Labor Standards Enforcement Report-Local Contracting Agencies (HUD Programs)	X	X
31	Annual EPIC Report		X
Date	Description	HCV	PH
<b>November 2015</b>			
4	VMS Reporting Opens	X	
15	Unaudited Extension Request	X	X
22	VMS Submissions Close	X	
29	Section Eight Management Assessment Program (SEMAP) Certification	X	
30	Annual Unaudited Financial Submission Report	X	X
Date	Description	HCV	PH
<b>December 2015</b>			
1	Waiver of Due Date for Audited Financial Info.	X	X
4	VMS Reporting Opens	X	
22	VMS Submissions Close	X	
31	Moving to Work Report	X	X
31	Annual Audited Financial Submission Report	X	X
31	Submit Board Resolutions Approving Operating Budget		X

# LOS ANGELES PIH FIELD OFFICE POINTS OF CONTACT (POC)

Subjects	First	Last	Phone	Email
PIC Coach/EIV/ CSSR	Martha	Murillo	213-534-2611	Martha.E.Murillo@hud.gov
FSS & ROSS	Miso	May	213-534-2613	mayfelisa.miso@hud.gov
CFP	Johnson	Badalpour	213-534-2603	johnson.g.badalpour@hud.gov
RAD	Dan	Wilkerson	213-534-2558	Daniel.C.Wilkerson@hud.gov
UPCS	Bill	Rhodes	213-534-2467	William.M.Rhodes@hud.gov
Smoke-free	Anastasia	Schmoll	213-534-2589	Anastasia.Schmoll@hud.gov
HQS/EPIC	Twan	Quach	213-534-2485	Twan.Quach@hud.gov
Environmental Reviews	Christopher	Granger	213-534-2767	christopher.r.granger@hud.gov



*The Los Angeles Field Office is to relocate to:  
 300 North Los Angeles Street, 4th Floor  
 Los Angeles, CA 90012  
 Effective date of moving is to-be-determined.*