



U.S. Department of Housing and Urban Development

FY 2012 3rd Quarter

San Francisco Office of Public Newsletter

Public Housing News

Northern California

Nevada



THE DIRECTOR'S CORNER



We have a new Director!

Please join the PIH Office of Field Operations and the Far West and Beyond Network; Regions IX & X, in welcoming Ms. Velma Christine Navarro to our Team. Effective July 15, 2012, Ms. Navarro began as the Director of Public Housing in San Francisco.

Ms. Navarro brings added value to our team with her knowledge, experience and skills. With over 14 years in the affordable housing industry; 9 years of which serving in senior management positions at various public housing authorities and other public and private agencies working to ensure that public housing programs maintain their operational and financial viability, Ms. Navarro brings the necessary leadership talents to successfully address the different and diverse challenges confronting the San Francisco Public Housing Field Office. Receiving her CPA in 1992, Ms. Navarro has served as the Director of Finance for the Gary, IN and Boulder, CO Housing Authorities; and as Controller for the State of Colorado Housing and Finance Authority. She has also served as the Director of the Housing Choice Voucher programs for two of the largest public housing authorities in the Nation: Chicago and Washington, DC. Ms. Navarro recently served as the Senior Manager/ Housing Sector Lead for Thomas & Herbert Consulting, LLC responsible for directing and leading the Housing Sector for the company, including all housing projects and staff, Nationwide data compilation and reporting for the HOPE VI Program; which served over 200 Public Housing Authorities, and management of HUD's Integrated Assessment Sub-system.

Ms. Navarro has significant experience in affordable and public housing, asset management, human capital management and development, project redevelopment/repositioning; including pulling together Mixed Financing, and other aspects of public housing management and operations. She holds BS and BA degrees in Business Administration from Colorado State University graduating Cum Laude and is currently pursuing a Masters in Business Administration from the University of Phoenix. Her successful public and private work experience in various challenging public and affordable housing environments will serve well as a stabilizing force for the SF Field Office Staff and as a positive influence with our public housing partners.

Ms. Navarro is also fluent in Spanish and is a proud mother of 3 children.



Regional Administrator Ms. Ophelia Basgal swearing in the new Director of the San Francisco Office of Public Housing.

CALENDAR OF DUE DATES

This web page, Calendar of Due Dates, lists PIH requirements for

- PHAs with **fixed due dates**: http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/post/calendar
- PHAs with **varying due dates** can be found here: <http://portal.hud.gov/huddoc/post-more-pih-req.pdf>

TRUST but VERIFY: PHAs must comply with all applicable HUD requirements, **regardless of the content of this Calendar.**

Date	Description	HCV	PH	Grants	ONAP
August					
4	VMS Reporting Opens	X			
16	Unaudited Extension Request (6/30 FYE)	X	X		
22	VMS Submissions	X			
29	SEMAP Certification (6/30 FYE)	X			
31	Waiver of Due Date for Audited Financial Info. (12/31 FYE)	X	X		
31	Unaudited Due Date (6/30 FYE)	X	X		
September					
4	VMS Reporting Opens	X			
22	VMS Submissions	X			
28	IHBG Funds Annual Performance Report (6/30 FYE)				X
30	Audited Due Date (12/31 FYE)	X	X		
30	Submit Board Resolutions Approving Operating Budget (9/30 FYE)		X		
30	FYE Change Request Due (12/31 FYE)	X	X		
October					
4	VMS Reporting Opens	X			
10	Minority Business Development Contract and Subcontract Activity	X	X	X	
18	Indian Housing Plan (12/31 FYE)				X
18	5-Year PHA Plan (12/31 FYE)	X	X		
18	Annual PHA Plan (12/31 Non-Qualified PHAs)	X	X		
18	Capital Fund Program P & E Report (12/31 FYE)		X		
18	Capital Fund Program Annual Statement (12/31 Non-Qualified PHAs First-Time Submission)		X		
18	Civ Rights Cert (12/31 Qual. PHAs)	X	X		
22	VMS Submissions	X			
30	Federal Financial Report for IHBG				X
30	Enterprise Income Verification (EIV) Employee Recertification		X		
31	Semi-Annual Labor Standards Enforcement Report-Local Contracting Agencies	X	X	X	
31	EPIC Quarterly Reporting		X		
November					
4	VMS Reporting Opens	X			
15	Unaudited Extension Request (9/30 FYE)	X	X		
22	VMS Submissions	X			
29	SEMAP Certification (9/30 FYE)	X			
30	Unaudited Due Date (9/30 FYE)	X	X		
December					
1	Waiver of Due Date for Audited Financial Info. (3/31 FYE)	X	X		
4	VMS Reporting Opens	X			
22	VMS Submissions	X			
29	IHBG Funds Annual Performance Report (9/30 FYE)				X
31	Audited Due Date (3/31 FYE)	X	X		
31	Submit Board Resolutions Approving Operating Budget (12/31 FYE)		X		
31	Notif. of Turnover of FUP Vouchers	X			
31	FYE Change Request Due (3/31 FYE)				

From the Director's Desk

Greetings!

As the new Director of the Office of Public Housing in San Francisco, I would like to say "Hello!" to all of our partners in providing safe, decent, affordable housing! I have been in the San Francisco Office since July 16th and I have had the pleasure of connecting with some of you already. An announcement of my arrival is included in this newsletter and it provides information about my background in the industry.

I look forward to working with each of you as we pursue our effort to promote and achieve **HUD's mission** "to create strong, sustainable, inclusive communities and quality affordable homes for all." I hope to meet each of you in the very near future.

Best regards,

Velma C. Navarro

Director

HUD - Office of Public Housing

600 Harrison Street, Room 2053

San Francisco, CA 94107-1300

U.S. Department Of Housing & Urban Development

San Francisco Office of Public Housing

News Staff

Contributors:

Director	Velma.C.Navarro@hud.gov
Division Director	Melina.M.Whitehead@hud.gov
Division Director	Gerard.Windt@hud.gov
Capital Funds	Norma.L.Penamante@hud.gov
IPA Audits	Claire.A.Garcia@hud.gov
PIC	Richard.T.Kim@hud.gov
Public Housing	Andrew.Nguyen@hud.gov
Section 8	Martha.E.Ruiz@hud.gov
Editor	Carroll.J.Lorbett@hud.gov

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Enterprise Income Verification System (EIV)

On July 26, this office sponsored an EIV Peer-to-Peer Workshop. The purpose was to provide training and problem solving by and with PHA EIV Administrators and HUD staff. Participants were able to access your own PHA data and learn how to correct errors and more!

The Workshop was conducted by two exceptional presenters who are computer savvy and have in-depth knowledge of EIV. **Beth Campbell**, Director of Public Housing at the Contra Costa Housing Authority and **Kara Maguire**, Administrative Analyst of San Joaquin Housing Authority. The following reports were discussed: Deceased Tenants, Multiple Subsidy, Improper Payments, and Bad Debts. Solutions to errors contained in these reports were discussed. **Sarah Gordon-Johnson**, HUD PIC Coach, discussed PIC issues and answered questions on SEMAP. The focus of the afternoon session was *hands on computer training* in which the participants could access and correct errors in their own databases.

A review of the evaluations indicated that the participants wanted to continue this Peer-to-Peer training and to establish an EIV User Group. So, look forward to another workshop soon!

HOMEOWNERSHIP



Source: http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/ph/ross/about

Participation in the Family Self-Sufficiency Programs Pays Off

Since 1990, the Family Self-Sufficiency (FSS) program has encouraged families to become economically independent. The program provides Public Housing residents an avenue to becoming self-sufficient through education and training. At the same time FSS lets Public Housing agencies (PHAs) provide supportive services that help their residents meet their financial goals such as homeownership and a better job.

Public Housing residents who join the Public Housing FSS (PH FSS) program work with a program coordinator. The program coordinator connects residents with training opportunities or other services within the community and helps residents connect with local employers for jobs. Residents are required to sign a contract of participation. This contract details their individual responsibilities and goals and also the PHA's responsibilities. The PHA must establish goals on how to help the families achieve independence from welfare.

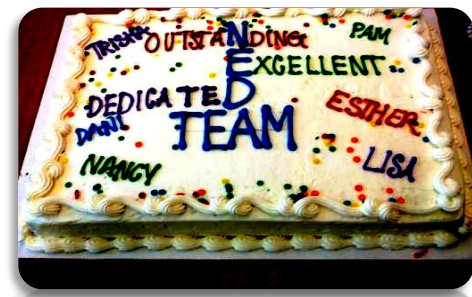
As the participant begins to earn extra income, an escrow account may be set up. This is money set aside for the resident, funded with the increased income, which would otherwise pay for increased rent. Upon successful completion of the FSS program, the resident may use the escrow funds in various ways.

FSS participants and the FSS coordinators help residents often create a plan of action to reach goals and stay on track. It may be working out a budget, planning for education or future employment, or setting up a successful child care plan. FSS participants gain a sense of financial freedom and independence from welfare assistance. Many successful candidates would agree that the lessons learned while on the program assist them throughout their lives, not just while they are living in Public Housing.

The Newport News Redevelopment & Housing Authority (NNRHA), in Virginia, is an example of a successful FSS program. NNRHA currently has 962 families enrolled in their FSS program with 439 of those families residing in public housing. Many of the participants focused on purchasing a home or improving their education. 70 participants purchased homes and 280 earned General Education Diplomas (GED), college degrees, or vocational programs. Residents who want to get on the road to financial independence through the FSS program should contact their local housing authority. ○

2012 Homeownership Voucher Purchases by Housing Authority				
HA Name	HVO	FSS	MTW	Totals
San Francisco HA	2	0	0	2
Oakland HA	0	0	1	1
Fresno City Housing Authority	0	2	0	2
Richmond Housing Authority	1	0	0	1
San Mateo County	0	0	5	5
Monterey	2	0	0	2
Marin Housing	4	1	0	5
Santa Clara	0	0	2	2
Pittsburg	1	0	0	1
Alameda County Hsg Auth	3	1	0	4
Madera	0	1	0	1
Vacaville	3	0	0	3
Southern Nevada Regional HA	3	2	0	5
Total	19	7	8	34

Source PIC, August 7, 2012



Roseville Housing Authority Celebrates

The Roseville Housing Authority is sharing with us, the public housing community, their success. The Authority set a team goal to fully lease up its NED Vouchers.

The team met its goal and to mark the occasion celebrated with cake.

Way to go! . . . and, thanks for sharing the good news.

Rental Assistance Demonstration (RAD)

Information source: <http://portal.hud.gov/hudportal/HUD?src=/RAD>

The Consolidated and Further Continuing Appropriations Act of 2012 ([Public Law 112-55](#)) authorized the Rental Assistance Demonstration (RAD) with two components to apply proven financing tools to help preserve HUD's public and assisted housing stocks:

- 1st Component – allows Public Housing and Moderate Rehabilitation (Mod Rehab) properties to convert, under a competition limited to 60,000 units, to long-term Section 8 rental assistance contracts; and
- 2nd Component – allows Rent Supplement (Rent Supp), Rental Assistance Payment (RAP), and Mod Rehab properties to convert tenant-based vouchers issued upon contract expiration or termination to project-based vouchers.
- The Department published the Final RAD Notice on Thursday, July 26, 2012. Owners of Public Housing and Mod Rehab properties applying for conversion under the first, competitive component of RAD should submit applications during the Initial Application period, which runs from September 24 to October 24, 2012. Owners of Rent Supp, RAP, and Mod Rehab properties seeking to convert assistance under RAD's second, non-competitive component will be able to submit conversion requests immediately under the revised rules.



Rehabilitation and accessibility improvements being made at a Keene Housing Authority (NH) property.

Please check this page for the latest information on RAD. You can [email \(rad@hud.gov\)](mailto:rad@hud.gov) the Department with questions or comments.

Join the RAD mailing list [here](#)

(<http://portal.hud.gov/hudportal/HUD?src=/subscribe/signup&listname=Rental%20Assistance%20Demonstration&list=RAD-L>).

NOTICE

- **HUD Final Notice Rental Assistance Demonstration (7/26/12)**
- **Federal Register Notice (7/26/12):** http://portal.hud.gov/hudportal/documents/huddoc?id=FR_RADFinalNotice.pdf

APPLICATION MATERIALS

Application materials are in final development. Final application materials will be posted in August.

- **Draft RAD Public Housing Program Application** (Updated 7/26/12)
- **Draft RAD Application to Convert Mod Rehab Assistance to PBRA or PBV** (Updated 7/26/12)

CONTRACT DOCUMENTS

Additional documents forthcoming

2ND COMPONENT

- **Agreement to Enter Into Housing Assistance Payments Contract Rider**
- **New Construction or Rehabilitation Rider**
- **Existing Housing Rider**

POWERPOINT PRESENTATION (7/26/2012)

Overview of RAD Final Notice: http://portal.hud.gov/hudportal/documents/huddoc?id=RAD_Notice_PPT_7-26-12.pdf

EVENTS: RAD Forum - San Francisco, August 17, 2012 (Eduardo.Cabrera@hud.gov)

Housing Authority of the County of San Joaquin

Project turns blight into a place for someone to call home.

New Four-Plex, 524 North American Street, Stockton, California

It took only a few months to turn a vacant lot near downtown Stockton into four units of rental housing. Villa Real, Inc., a subsidiary of the Housing Authority of the County of San Joaquin, has recently completed construction of the four-plex turning it into a pleasant and affordable apartments. Built on donated land, the Housing Authority financed the project and will manage the property.

This project was made possible by the wonderful commitment of the Villa Real's volunteer governing Board consisting of Gillian Murphy, Joyce Grubbs, Greg Arnaudo, Barbara Kauss, Fred Minor, and Amy Travaille. Villa Real's Board President Murphy stated, "This project is a great example of one of Villa Real's goals to provide comfortable and affordable housing in what was previously a blighted vacant site and which will have a positive contribution to the neighborhood."

This is truly a community effort. Completing the final touches, the Haggerty Construction, DC Vient, Inc., and Home Depot provided tools, paint, materials and their expertise together with volunteers from the Stockton Police Department and Housing Authority staff giving their time to sprucing up the yard.

Three of the four units rented quickly but there is still a one-bedroom efficiency apartment available for rent. Villa Real, Inc., as a subsidiary of the Housing Authority, has already begun looking for the next opportunity – one housing need at a time. If you believe you have such a project or opportunity in mind please contact either the Housing Authority at (209) 460-5069

The first tenant had already moved in through a federal program providing housing for veterans.

The tenant, along with the partners behind the project, are committed to making it a clean and safe place to live, said Gillian Murphy, president of the Villa Real board.

The idea is that the project will have an impact beyond its lot lines. Cosmetically, that means neighbors looking to spruce up their homes can use paint donated to the effort. Volunteers who put the final touches outside improved the landscaping along about a half-block of sidewalk, spreading bark in front of neighbors' homes. The project also was the impetus for starting a new Neighborhood Watch group for the area.

City and county officials were at the launch Monday, noting how projects such as this can improve a neighborhood. "Little by little, one house at a time, we can take our neighborhoods back," county Supervisor Carlos Villapudua said. Good tenants and good landlords can make a difference, City Councilman Paul Canepa said. "I think if you have decent people who take pride in where they live ... we can make it better that way."

With the completion of the new units, Villa Real is looking for a new project and is asking for people with one in mind to call (209) 460-5069 or send an email to chenderson@hacsj.com. ○



The new building has four affordable housing units and an on-site laundry room.

100 Days *It is the collaborative efforts of all stakeholders that ultimately find solutions to difficult issues such as homelessness.*

Friday, August 17 will mark the 100th day that a group of dedicated volunteers came together and set a goal to house homeless veterans in the City and County of San Francisco. Under the banner of the *SF Homes for Heroes*, The City, The Veterans' Administration, nonprofit housing organizations, landlords, and people of good will came together with HUD to achieve this noble effort.

HUD's commitment to finding suitable housing for our homeless veterans was demonstrated by the attendance of Deputy Secretary **Maurice Jones** at the *SF Homes for Heroes* weekly meeting in July. Mr. Jones was briefed on the challenges the campaign is facing and on potential solutions. Many unforeseen problems have already arisen and been



Martha Ruiz,
PHRS, HUD

resolved in this effort. The major challenge however, has always been the lack of affordable housing in San Francisco. Rents are at an all time high and homeless veterans are unable to successfully compete with the more affluent urban renters, even with rental assistance provide by the **HUD VASH voucher**.

The *SF Homes for Heroes* team will continue their effort beyond the 100 day campaign and will focus on creating affordable housing options for the veterans using **HUD VASH Project Based Vouchers**. **Bevan Dufty**, Director of HOPE San Francisco will become the team leader. Martha Ruiz who initiated the effort stated, "It is the collaborative efforts of all stakeholders that ultimately find solutions to difficult issues such as homelessness. *SF Home for Heroes* is a fine example of collaboration."

In the next issue of this newsletter, Ms. Ruiz will narrate the process and discuss the group's successes and areas of the housing process that need to be addressed. ○

Housing First for Homeless Persons with Active Addiction: Are We Overreaching? Abstract

Context

More than 350 communities in the United States have committed to ending chronic homelessness. One nationally prominent approach, Housing First, offers early access to permanent housing without requiring completion of treatment or, for clients with addiction, proof of sobriety.

Methods

This article reviews studies of Housing First and more traditional rehabilitative (e.g., "linear") recovery interventions, focusing on the outcomes obtained by both approaches for homeless individuals with addictive disorders.

Findings

According to reviews of comparative trials and case series reports, Housing First reports document excellent housing retention, despite the limited amount of data pertaining to homeless clients with active and severe addiction. Several linear programs cite reductions in addiction severity but have shortcomings in long-term housing success and retention.

Conclusions

This article suggests that the current research data are not sufficient to identify an optimal housing and rehabilitation approach for an important homeless subgroup. The research regarding Housing First and linear approaches can be strengthened in several ways, and policymakers should be cautious about generalizing the results of available Housing First studies to persons with active addiction when they enter housing programs. ○

Targeting Veterans Experiencing Chronic Homelessness and Using Housing First

HUD-VASH programs are encouraged to adopt a Housing First model that focuses immediately on stabilizing Veterans in housing and then providing supportive services. The VA has provided guidance to VAMC case managers not to require Veterans to demonstrate sobriety or receive treatment for underlying addiction or mental health issues as a precondition for receiving housing assistance. To support targeting, HUD has eliminated all criminal history screening requirements for HUD-VASH vouchers except for the ban on lifetime sex offenders.

VAMC case managers are responsible for appropriate targeting of HUD-VASH resources through screening potential HUD-VASH participants and providing written referrals for eligible veterans to the participating PHA. The [HUD-VASH](#)

[Resource Guide](#) provides a standard assessment that case managers can use to target assistance to Veterans experiencing chronic homelessness. VA case managers should actively collaborate with street outreach workers and shelter staff to identify Veterans experiencing chronic homelessness and assist them to enroll, locate units, and receive support through HUD-VASH resources. This is necessary to ensure that HUD-VASH assistance is effectively targeted and rapidly utilized. Communities can develop a registry of Veterans experiencing chronic homelessness that will function as a prioritized list for placement into permanent supportive housing. Some local examples of this are [Washington, DC](#) and other communities' use of the [Vulnerability Index](#) and [Seattle's Client Care Coordination program](#).

Want more guidance on HUD-VASH? Learn about these topics:

RAPID LEASE-UP (http://www.usich.gov/usich_resources/toolkits_for_local_action/using_hud_vash_to_end_veterans_homelessness/rapid_lease_ups)

CASE MANAGEMENT

(http://www.usich.gov/usich_resources/toolkits_for_local_action/using_hud_vash_to_end_veterans_homelessness/case_management/)

ACTIVE COLLABORATION

(http://www.usich.gov/usich_resources/toolkits_for_local_action/using_hud_vash_to_end_veterans_homelessness/collaboration/)

PROJECT-BASING

(http://www.usich.gov/usich_resources/toolkits_for_local_action/using_hud_vash_to_end_veterans_homelessness/project_based_vouchers/)

RESOURCE & EFFECTIVE STRATEGIES FROM OUR PARTNERS

(http://www.usich.gov/usich_resources/toolkits_for_local_action/using_hud_vash_to_end_veterans_homelessness/resources_and_effective_strategies_from_our_partners/) ○

Paul's Success Story

As a Vietnam Veteran, Paul has been living with symptoms related to Post Traumatic Stress and hearing loss for over 20 years. He and his therapy dog lived off and on in a van for 15 years, traveling from state to state, seeking treatment at various VA hospitals and clinics. Struggling to cope with his symptoms and feeling like “the system failed me,” Paul drank heavily. He lost his van in a bad business deal in 2010, and spent time at a number of substandard hotels before ending up on the streets of San Francisco where his drinking escalated.

When introduced to his West Bay Housing Case Manager, Paul quickly dismissed her as another person who would build up his hopes and let him down. Due to the difficulty with sleep Paul had been prescribed sedating medications. Being on the streets he was forced to live without them as he didn't feel safe sleeping on the streets thus he was often functioning without sleep for days. Drinking has helped him not only stay awake but get through the rough days and nights without shelter. Despite facing obvious hardships Paul met with his Case Manager often. When his Case Manager secured 15 units for **Housing First veterans with vouchers** at a brand new supportive housing property, Paul was the first veteran to move in.

The day the veteran moved in, he was beaming in a bright white jacket, saying “I've been wanting to wear this, but it would have gotten dirty on the streets.” He said he was going to get his sleep medication first thing so that he – and his dog – could finally get some rest. He will continue working closely with his Case Manager to maintain a treatment plan that helps him address some of the obstacles that have kept him homeless for so long and eventually maintain long-term stability. ○

Inventory Management System (IMS) / PIH Information Center (PIC)

HUD's San Francisco Office of Public Housing PIC Coaches



Richard Kim
PIC Coach
(415) 489-6454
richard.t.kim@hud.gov



Sarah Glover-Johnson
PIC Coach
(415) 489-6448
sarah.i.glover-johnson@hud.gov

ADVICE FROM YOUR PIC COACHES: A list of workload assignments for our office by PHA is listed below. Please note that the LIPH PHRS, HCV PHRS, PIC Coach, and EIV Coordinators are listed for each PHA. **The standard procedure when a PHA has a PIC question is to contact the LIPH or HCV PHRS as a first-line point-of-contact, as they can answer most general and day-to-day PIC questions.** However, if you are unable to find a solution or are unable to get a response from their PHRS, they can contact their PIC coach for more technical assistance. (PHRSs can also escalate an issue to the assigned PIC Coach.)

PHA#	PHA NAME	Low-Rent Public Housing Specialist	Housing Choice Voucher Specialist	PIC Coach	EIV Coordinator
CA062	Alameda City	Claire	Sarah	Sarah	Carroll
CA067	Alameda County	Andrew	Martha	Richard	Jan
CA041	Benicia	Sarah	Sarah	Sarah	Carroll
CA058	Berkeley	Andrew	Sarah	Sarah	Jan
CA043	Butte	Carol	Carol	Richard	Jan
CA913	CA Dept. H&CD	N/A	Martha	Sarah	Jan
CA011	Contra Costa County	Andrew	Carol	Richard	Carroll
CA061	Crescent City	N/A	Sarah	Sarah	Jan
CA142	Dublin	Claire	N/A	Richard	Jan
CA151	El Dorado County	N/A	Martha	Sarah	Jan
CA025	Eureka	Andrew	N/A	Richard	Carroll
CA065	Fairfield	N/A	Sarah	Sarah	Jan
CA006	Fresno City	Nicholas	Carol	Richard	Jan
CA028	Fresno County	Nicholas	Carol	Richard	Jan
CA122	Hollister	N/A	Sarah	Sarah	Carroll
CA086	Humboldt	N/A	Carol	Richard	Jan
CA053	Kings County HA	Sarah	Sarah	Sarah	Carroll
CA144	Lake County	N/A	Sarah	Sarah	Carroll
CA074	Livermore	Consolador	Consolador	Richard	Carroll
CA069	Madera	Rhonda	Rhonda	Richard	Jan
CA052	Marin	Andrew	Carol	Richard	Carroll
CA084	Mendocino County	Claire	Martha	Richard	Jan
CA023	Merced	Consolador	Martha	Richard	Jan
CA033	Monterey	Richard	Carol	Richard	Jan
CA073	Napa	N/A	Carol	Sarah	Carroll
NV905	Nevada Rural	N/A	Carol	Richard	Carroll
CA003	Oakland (MTW)	Andrew	Martha	Richard	Carroll
CA060	Pittsburg	N/A	Carol	Richard	Carroll
CA149	Placer County	N/A	Martha	Sarah	Jan
CA081	Pleasanton	Consolador	N/A	Richard	Carroll
CA070	Plumas	Rhonda	Rhonda	Richard	Carroll
CA106	Redding	N/A	Sarah	Sarah	Carroll
NV001	Reno	Carol	Carol	Sarah	Carroll
CA010	Richmond	Claire	Carol	Richard	Jan
CA017	Riverbank	Sarah	N/A	Sarah	Jan

PHA#	PHA NAME	Low-Rent Public Housing Specialist	Housing Choice Voucher Specialist	PIC Coach	EIV Coordinator
CA128	Roseville	N/A	Martha	Sarah	Carroll
CA005	Sacramento City	Sharron	N/A	Sarah	Jan
CA007	Sacramento County	Sharron	Martha	Sarah	Jan
CA001	San Francisco	Nicholas	Martha	Richard	Carroll
CA024	San Joaquin County	Richard	Carol	Richard	Carroll
CA056	San Jose City (MTW)	N/A	Martha	Sarah	Carroll
CA014	San Mateo (MTW)	Consolador	Martha	Sarah	Carroll
CA059	Santa Clara County (MTW)	Claire	Martha	Sarah	Carroll
CA072	Santa Cruz County	Sarah	Sarah	Sarah	Carroll
CA088	Santa Rosa	N/A	Carol	Sarah	Jan
CA096	Shasta County	N/A	Sarah	Sarah	Jan
CA131	Solano	N/A	Carol	Sarah	Jan
CA049	Soledad	Claire	N/A	N/A	Carroll
CA085	Sonoma County	N/A	Carol	Sarah	Jan
CA015	South San Francisco	Consolador	N/A	Richard	Jan
NV018	Southern Nevada Regional	Richard	Carol	Richard	Jan
CA026	Stanislaus	Sarah	Sarah	Sarah	Carroll
CA066	Suisun City	N/A	Sarah	Sarah	Carroll
CA048	Sutter County	Claire	Martha	Richard	Jan
CA030	Tulare County (MTW)	Consolador	Martha	Richard	Jan
CA125	Vacaville	N/A	Carol	Sarah	Carroll
CA055	Vallejo	N/A	Carol	Sarah	Jan
CA044	Yolo County	Martha	Martha	Richard	Carroll
CA107	Yuba County	N/A	Martha	Sarah	Carroll
	Andrew Nguyen	andrew.q.nguyen@hud.gov			
	Carol Joseph	carol.m.joseph@hud.gov			
	Carroll Lorbett	carroll.j.lorbett@hud.gov			
	Claire Garcia	claire.a.garcia@hud.gov			
	Consolador Apostol	consolador.a.apostol@hud.gov			
	Jan Aleck	jan.aleck@hud.gov			
	Martha Ruiz	martha.e.ruiz@hud.gov			
	Nicholas White	nicholas.r.white@hud.gov			
	Rhonda Wilson	rhonda.r.wilson@hud.gov			
	Richard Kim	richard.t.kim@hud.gov			
	Sarah Glover Johnson	sarah.j.glover-johnson@hud.gov			
	Sharron Treskunoff	sharron.treskunoff@hud.gov			

TRAINING



Nicole Faison
Program Advisor
REAL ESTATE ASSESSMENT CENTER

Enterprise Income Verification (EIV)

http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/ph/rhiip/piheivwebcasts

Webcast training is available year round and presented by Nicole Faison. This training provides Public Housing Agencies (PHAs) with a comprehensive understanding of the Enterprise Income Verification (EIV) system and how to use EIV to streamline the income verification process and reduce administrative errors and improper payments within HUD rental housing assistance programs.



David A. Vargas
Deputy Assistant Secretary
REAL ESTATE ASSESSMENT CENTER

REAC Learning Tools available online:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/reac/training/learningtools

The REAC has released a series of training tools online in an effort to facilitate communication with our clients. These learning tools should assist in clarifying the various aspects of REAC processes. The first of these tools is a presentation on the Physical Assessment Subsystem (PASS).

Federal Register Notices

Document	Date Issued	Title
FR-5603-N-47	7/5/2012	Notice of Proposed Information Collection for Public Comment: Housing Choice Voucher Program Administrative Fee Study Data Collection for Full National Study
FR-5608-N-01	6/22/2012	Notice of Proposed Information Collection: Survey and Collection of Information From HUD Lead Hazard Control Grantees To Support HUD and EPA Requirements To Study the Lowering of the Lead Hazard Standards and the Lead-Based Paint Standard
FR-5638-N-01	6/11/2012	Public Housing Assessment System (PHAS): Capital Fund Interim Scoring Notice; Request for Comment
FR-5532-F-02	5/31/2012	Revision to the Section 8 Management Assessment Program Lease-Up Indicator
FR-5242-P-01	5/15/2012	The Housing and Economic Recovery Act of 2008 (HERA): Changes to the Section 8 Tenant-Based Voucher and Section 8 Project-Based Voucher Programs
FR-5609-N-04	5/14/2012	Notice of Proposed Information Collection for Public Comment on the Study of Public Housing Agencies' Engagement With Homeless Households--Follow-up Sample Survey
FR-5415-FA-25	5/10/2012	Announcement of Funding Awards; Choice Neighborhoods Grant Program for Fiscal Years (FY) 2010 and 2011
FR-5613-N-03	5/02/2012	Privacy Act of 1974; Notice of a New System of Records, Department of Housing and Urban Development- Veterans Affairs Supportive Housing (HUD-VASH), HUD/PIH.02
FR-5618-N-01	4/23/2012	Section 8 Housing Assistance Payments Program-Fiscal Year (FY) 2012 Inflation Factors for Public Housing Agency (PHA) Renewal Funding

2012 Notices, Rules and Regulations

Below is a list of PIH notices which provide guidance, extensions, instructions, clarifications, announcements and other policy information. The notices are also available on [HUDclips](#). **Note: HUD announces the end to hard copy mailing of PIH Notices. Notices will be available electronically only and posted on this website.**

Past PIH Notices: [2011](#) > [2010](#) > [2009](#) > [2008](#) > [2007](#) > [2006](#) > [2005](#) > [2004](#) > [2003](#) > [2002](#) > [2001](#) > [2000](#) > [1999](#) > [1998](#) > [1997](#) > [1996](#) > [1994-1995](#)

2012 Notice	Issued/Expires	Subject/Purpose
PIH 2012-32 (HA) Attachment 1	Issued: July 26, 2012 Expires: This notice remains in effect until amended, superseded or rescinded	Rental Assistance Demonstration – Final Implementation - This notice (Notice) provides program instructions for the Rental Assistance Demonstration (RAD or Demonstration), including eligibility and selection criteria.
PIH 2012-31 (HA)	Issued: June 29, 2012 Expires: This notice remains in effect until amended, superseded or rescinded	Assisted housing for persons with disabilities under <i>Olmstead</i> implementation efforts to provide community-based options rather than institutional settings - This guidance to public housing agencies (PHAs) describes actions PHAs may take to assist persons with disabilities transitioning from institutions and persons at serious risk of institutionalization access PHA-assisted housing.
PIH 2012-30	Issued: June 22, 2012 Expires: Effective until amended, superseded, or rescinded	Public Housing Operating Subsidy Eligibility Calculations for Calendar Year 2013 - This notice provides public housing agencies (PHAs) with instructions for the calculation of operating subsidy eligibility in Calendar Year (CY) 2013 in anticipation of Federal Fiscal Year (FFY) 2013 appropriations.
PIH 2012-29	Issued: June 21, 2012 Expires: Effective until amended, superseded, or rescinded	Establishing the Passbook Savings Rate - This Notice clarifies program policy related to the passbook savings rate used to determine annual income from net family assets.
PIH 2012-28	Issued: June 11, 2012 Expires: Effective until amended, superseded, or rescinded	State Registered Lifetime Sex Offenders in Federally Assisted Housing - This guidance reiterates owners' and agents' (O/As) and Public Housing Agencies' (PHAs) statutory- and regulatory-based responsibilities to prohibit admission to individuals subject to a lifetime registration requirement under a State sex offender registration program.
PIH 2012-27 (Updated) Related Attachments: Attachment 1 Attachment 2 Attachment 3	Issued: June 8, 2012 Expires: December 31, 2012	Calendar Year 2012 \$20 Million Set-Aside for Financial Hardship due to Public Housing Operating Subsidy Allocation Adjustment - This notice provides public housing agencies (PHAs) with information on the \$20 million set-aside pursuant to HUD's Federal Fiscal Year (FFY) 2012 Appropriations, Public Law 112-55, to assist PHAs who encounter financial hardship as a direct result of the subsidy allocation adjustment applied to the Calendar Year (CY) 2012 operating subsidy calculations (the "set-aside").
PIH 2012-26 (HA)	Issued: June 1, 2012 Expires: May 31, 2013	Extension: Administrative Guidance for Effective and Mandated Use of the Enterprise Income Verification (EIV) System - This notice extends notice PIH-2010-19(HA), which was extended under notice PIH-2011-25, same subject, for another year until May 31, 2013.
PIH 2012-25	Issued: May 29, 2012 Expires: Effective until amended, superseded, or rescinded	Non-Smoking Policies in Public Housing - This notice is a reissuance of PIH Notice 2009-21 which strongly encourages Public Housing Authorities (PHAs) to implement smoke-free policies in some or all of their public housing units.

PIH 2012-24

Issued: May 22, 2012
Expires: Effective until amended, superseded, or rescinded

Rent to Owners in subsidized projects under the Housing Choice Voucher (HCV) program - The purpose of this Notice is to provide guidance to Public Housing Authorities (PHAs) when determining the rent to owner for an HCV tenancy when the participant family chooses to lease a unit under the HCV program. [...]

PIH 2012-23 (ONAP)

Issued: May 21, 2012
Expires: Effective until amended, superseded, or rescinded

Line of Credit Control System/Voice Response System (LOCCS/VRS) for the Indian Housing Block Grant Program - This Notice replaces Notice PIH 2011-21 and incorporates recent changes in the Indian Housing Block Grant (IHBG) program.

Related Attachments:

[Attachment 1](#)
[Attachment 2](#)
[Attachment 3](#)

PIH 2012-22

Issued: May 9, 2012
Expires: Until superseded by successor notice or regulation

Supplemental Information to Application for Assistance Regarding Identification of Family Member, Friend or Other Persons or Organization Supportive of a Tenant for Occupancy in HUD Assisted Housing -

This Notice reinstates and extends the 2009 joint Notice issued by the Office of Housing (H) and the Office of Public and Indian Housing (PIH), identified as H 2009-13 or PIH 2009-36. That HUD Notice was issued to provide guidance to owners and management agents (O/As) and Public Housing Agencies (PHAs) on the implementation of the requirements of Section 644 of the Housing and Community Development Act of 1992 (Section 644). Under Section 644, O/As and PHAs must provide applicants as part of their application for housing, the option to include information on an individual or organization that may be contacted to assist in providing any delivery of services or special care to applicants who become tenants and to assist with resolving any tenancy issues arising during tenancy. The HUD Notice also transmitted Form HUD-92006, Supplement to Application for Federally Assisted Housing (Attachment A), which must be included as part of the O/A's and PHA's application. For the convenience of the reader the full content of HUD Notice H 2009-13/PIH 2009-36 is provided in this reinstatement notice.

PIH 2012-21

Issued: May 10, 2012
Expires: Effective until amended, revoked, or superseded

Financial Reporting Requirements for the Housing Choice Voucher Program Submitted through the Financial Assessment Subsystem for Public Housing and the Voucher Management System – The Uniform Financial Reporting Standards (UFRS), at 24 C.F.R. § 5.801, require Public Housing Agencies (PHAs) as defined under 24 C.F.R. § 982.4[1] that administer the Housing Choice Voucher (HCV) Program, to submit financial information to the Department of Housing and Urban Development (HUD) electronically.

PIH 2012-20

Issued: May 2, 2012
Expires: Effective until amended, revoked, or superseded

Revocation of Notice PIH 2012-19 (Implementation of Funding for Tenant-Protection Vouchers for Certain At-Risk Households in Low-Vacancy Areas) - This Notice revokes Notice PIH 2012-19, "Implementation of Funding for Tenant-Protection Vouchers for Certain At-Risk Households in Low-Vacancy Areas."

