



Los Angeles PIH Newsletter

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PHA Spotlight

Glendale

Metropolitan City Lights

Metropolitan City Lights is a 65-unit multifamily complex being developed for lower-income families by the Glendale Housing Authority in collaboration with Squier Properties and Advanced Development & Investment, Inc. This project will provide 16 two-bedroom units and 49 three-bedroom units ranging in size from approximately 850-1,100 square feet.

Funding for the project combined housing Tax Credits, Federal HOME funds, local Redevelopment Set-Aside funds for housing, developer equity, and other Development leveraged funding issued by agencies such as the State of California and County of Los Angeles – City of Industry Housing Funds.

With its proximity to the Glendale Train Station (serviced by Metrolink and Amtrak-MTA transportation), the project is a “transit village”, a concept of reducing vehicular trips by developing housing units near public transit that would facilitate travel to the workplace.

Glendale Housing Authority organized a lottery so that each applicant would have an equal opportunity of being selected for one of the rental units. Approximately 3,687 households applied. The lottery was held on December 18, 2006 and was televised on the Glendale Public Channel (GTV6).

If you would like further information about this project please contact Sona Mooradian at (818) 550-4527 or e-mail her at smooradian@ci.glendale.ca.us.



Sixty-five unit Multifamily development Metropolitan City Lights is pictured above.

HACLA participates in Change a Light, Change a Light Bulb

On Saturday, January 27, 2007, the Housing Authority of the City of Los Angeles (HACLA), in partnership with the Department of Water & Power (DWP), sponsored a "Change A Light, Change A Light Bulb" event. The event took place at Estrada Courts. Residents and neighbors participated in tree planting, light bulb exchange, and arts and crafts during the event. As part of energy conservation efforts, the residents exchanged their incandescent light bulbs for Compact Fluorescent Lights (CFL) issued by the DWP.

Marilyn Patterson, Facilities Management Specialist, at the HUD Los Angeles Office of Public Housing, made a presentation encouraging the residents to continue working with the staff at Estrada Courts to improve their living environment through energy saving opportunities. Ms. Patterson praised the Estrada management staff for empowering the residents to improve the quality of their living environment. Morella Lombardi, Operations Specialist for Field Policy and Management for the HUD Los Angeles Field Office, presented HUD Certificates of Appreciation to the staff of the Department of Water and Power. Speakers included Commissioner Maria Del Angel, Vice Chairperson, Board of Commissioners of HACLA; Eric Johnson, Director of Housing Management, HACLA; Paul Aguilar, Field Deputy, City of Los Angeles; Christopher Espinosa, Associate Director of Energy & Environment for Mayor Antonio R. Villaraigosa Office; Rudolph Montiel, Executive Director of HACLA; and Abraham Paez Jr., Executive Director, Resident Management Corporation, Estrada Courts.

The Urban Forestry Division of the Bureau of Street Services together with volunteer residents and neighbors planted trees in the neighborhood including fruit trees. Among the benefits of planting trees at Estrada Courts is to decrease the temperature which leads to less usage of air conditioning in the housing units and less impurities in the air (which in turn, may decrease childhood diseases such as asthma). The recycled trees are composted & recycled for new trees to be planted at Estrada Court and throughout the City of Los Angeles. This is a great benefit for decreasing energy emissions in the air.



Pictured left to right:

Andres Manriquez, Assistant Director Housing Management - HACLA
Lula Eskander, Manager, Estrada Courts - HACLA
Maria Del Angel, Vice Chair, Housing Authority Board of Commissioners - HACLA
Eric Johnson, Director of Housing Services, HACLA
Morella Lombardi, Operations Specialist, Field Policy and Management, L.A. HUD
Rudolf C. Montiel, Executive Director – HACLA

HUD staff meets with Housing Authorities for Modernization and Maintenance Meeting

On March 7 - 8, 2007, the San Buenaventura Housing Authority hosted the semi annual Southern California Modernization and Maintenance Meeting. Over fifty attendees from 20 Public Housing Authorities (PHA's) and the local field office participated in the two-day event.

The March 7th sessions covered the following maintenance topics:

Solar energy action plan - presented by WATTS UP

Mold eradication - presented by Ron Story of Western Environmental

Energy environmental solutions - presented by Terrence Mack of Siemens Bld Technology

Enhancing Curb appeal - presented by Phillip Grant and Rick Shear

Maintenance Operations Plan - presented by Quinn Donovan, Los Angeles Field Office (LAFO)

The March 8th sessions covered:

Identifying Fraud - presented by the Ventura County District Attorney's office

Capital Fund updates - Johnson Badalpour, LAFO

Housing energy program, Pamela Cepe, Global Green

Section 504 - Quinn Donovan, LAFO

Physical needs Assessment - Quinn Donovan, LAFO

Ms. Paula Blunt, General Deputy Assistant Secretary, Office of Public Housing, HUD Headquarters, was the keynote speaker during lunch on March 8th. Ms Blunt addressed the challenges HUD and its partners face under asset management.

CERTIFICATION OF DOMESTIC VIOLENCE, DATING VIOLENCE, OR STALKING

The Violence Against Women and Justice Department Reauthorization Act of 2005 protects qualified recipients of HUD assisted housing against adverse actions (evictions/termination of assistance) solely as a result of being a victim of domestic violence, dating violence, or stalking. Form HUD-50066, Certification of Domestic Violence, Dating Violence, or Stalking, is now available. The family member to document incidents of violence may use this form. Other forms of documentation, such as police reports or documentation from knowledgeable professionals may also be used. The family member must submit documentation within 14 business days form the date of notice by the PHA. The form HUD-50066 is transmitted via PIH Notice 2006-42, dated December 27, 2006.

PIH Information Center (PIC) UPDATE

On December 15, 2006, PIC version 5.9 was released. This version has some major changes affecting the Section 8 programs:

Security administration

Logon must be done through the Web Access Security Subsystem (WASS) secure systems screen (the old style PIC user IDs will be deactivated).

HA security coordinators can assign roles to other HA users except the security coordinator role (this is done by HUD).

Changes to form 50058 upload format:

Alien registration number (3p) is a mandatory part of the upload.

Field 6f (Total Assets) is expanded from 6 to 7 digits (somewhat scary to have participants with assets of \$ 1 million or more!).

Field 6g/j have been moved over one character to make room for the 6f change.

Form 50058 edits and settings:

A portability move-in (action 4) will automatically generate a port out (action 5) at the previous PHA (sounds like a good idea).

If field 2n (other special programs) is valued with "MS1 (Mainsteam-1yr), "MS5" (Mainstream-5yr) or "PA" (Project Access) the 3j (Disability?) must be "Y" for Head of Household, Co-Head or Spouse.

Field 4a (date entering waiting list) cannot be more than 25 years before the upload date.

If 12e (cost billed per month) is "0" then 12f (PHA code billed) must be blank- this is important for portability billings to be properly counted in the 50058 required fields for 50058 submission purposes- if you are billing, both fields must be filled.

If 15e is "0" then 15f must be blank (same as above or ported homeownership families).

Field 2b (effective date of action) cannot be more than four months greater than the upload (basically don't get too far ahead).

In all sub modules (except Tenant ID Management), to comply with Privacy Act restrictions:

All but 4 digits of the SSN will be masked.

The date of birth will be masked.

All but the 1st letter of the 1st name will be masked.

This includes all pro-forma monthly reports, the viewer sub-module, the Ad Hoc module, EIV.

This will really challenge HUD FOs in reviewing the operations of PHAs. For example, we can only provide the limited masked information for file requests. If the randomly selected file is a Smith, Jones, Johnson, etc. your search could be more difficult. We apologize in advance for the difficulties.

Section 8 Management Assessment Program (SEMAP) has been modified to require a 95% 50058 submission rate before points can be added to indicators 9-12 and 14.

Tenant ID Management

The functionality has been recoded to work properly when replacing Social Security Numbers (SSNs) or Alien Identification (AIDs).

Functionality has been added to fix two types of duplicate tenants (same ID number or same personal data).

Monthly reports:

The Delinquency, RCR, SEMAP, New Admissions and Families Ending Participation have been updated.

The Delinquency Report now shows how the "50058 Required" number is calculated- i.e. the number from VMS minus port outs billed plus port ins billing.

The SEMAP Indicators Report shows the indicators status at the end of the latest FY and for the year to date- the YTD will let you know how you are doing in PIC/SEMAP and give you time to make adjustments.

The Rent and Rent Burden and Changes in Income Reports have been deactivated pending new business rules from the HQ program office.

50058 Viewer- the viewer module has been modified to allow the entire HUD-50058 for a family to be viewed and printed rather than viewing then printing each separate page.

Housing Authority sub-module

PIC will display the acting ED if the ED role is not assigned.

Moving to Work (MTW)

The MTW upload ticket will be sorted by upload time rather than ticket number.

Alternate IDs now function properly in MTW.

Problems with fields 21f, 22f, zipcode+4 and member number have been corrected.

MTW error messages have been reworded to be more user-friendly.

This release has changed the field size for total assets. Accordingly, the form HUD-50058 has been modified. A patch for the FRS software has been placed on the FRS Internet page. **If you use third party vendor software, you must contact the vendor to ensure the software is patched to the current version.** Until patched, all submission of forms HUD-50058 may reject.