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Mayor Antonio Villaraigosa speaks about HACLA's new safety enhancing ARRA project.

Los Angeles City Housing Authority (HACLA)

Mayor Antonio Villaraigosa joined by Councilwoman Janice Hahn, Police Commission President John Mack, Chief Charlie Beck, Housing Authority of the City of Los Angeles (HACLA) President and CEO Rudolf Montiel and community leaders, announced the expansion of safety cameras in the Jordan Downs, Nickerson Gardens, Imperial Courts and Ramona Gardens public housing developments.

"Safety cameras have proven to be a powerful law enforcement tool to deter crime," said Mayor Villaraigosa. "The expansion of the safety cameras will help assure our police department has the resources it needs to secure our families and communities."

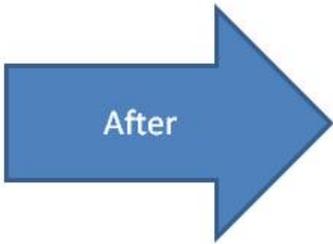
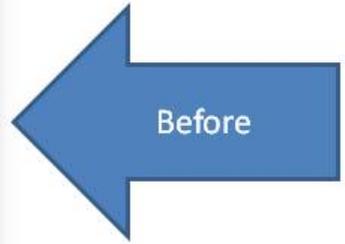
As part of a partnership between the LAPD and HACLA, the new 126 safety cameras will be linked to a video system monitored by the City's police department.

The new cameras will also be equipped with the fixed and mobile Automatic License Plate Recognition (ALPR) system that will be installed in the four public housing developments. The camera expansion project will connect existing camera systems at Avalon Gardens, Mar Vista Gardens and Pico Gardens to the LAPD's monitoring systems. The department will also have the ability to monitor the cameras at police stations closest to the area of the cameras—giving the department the ability to respond quickly to emergency situations.

The safety camera expansion will be funded by a \$7 million grant awarded to the Housing Authority for the City of Los Angeles, as part of the American Reinvestment and Recovery Act.

The use of safety cameras has proven to deter crime, with preliminary studies reporting a 40% reduction in overall crime at Jordan Downs a year after being installed.





New Development: City of Santa Barbara

The Housing Authority of the City of Santa Barbara (HACSB) recently developed units to be used for families, seniors and disabled. At 633 de la Viña, eight units were remodeled using energy efficient windows, insulation and water heaters. The project used a combination of City Grant HOME Partnership Program funds and City Community Development Block Grant funds.

Before and after photos show how two buildings were combined into one using a gateway. The renovation improved physical access to the site.

[PHA Requirement to submit form HUD-52574](#)

In accordance with Notice PIH 2009-47 and other HUD guidance, PHAs are required to annually submit to the local HUD Field Office the Board Resolution approving the operating budget prior to the beginning of the PHA's fiscal year. Only one PHA Board Resolution, Form HUD-52574, needs to be submitted per PHA, regardless of the number of projects. If the PHA has more than one project, note the phrase "for all projects" in the first checkbox description. The checkbox then will read "Operating Budget for all projects approved by Board Resolution on:" (date).

ALL Federal Public Housing Assistance OR Section 8 qualified clients can receive DISCOUNTED basic home phone services with the California LifeLine Telephone Program

California LifeLine Benefits:

- Local home phone service for *less than 25¢ a day*
- No charge for deposits or toll blocking
- Only **\$10 service connection fee**
- Installment payment plans available

HOW DO MY CLIENTS QUALIFY?

Two different methods:

1

Program-Based Method

Consumers automatically qualify if they or another member of their household is already enrolled in one of the following programs:

- Federal Public Housing Assistance or Section 8
- Low-Income Home Energy Assistance Program (LIHEAP)
- Medicaid/Medi-Cal
- Supplemental Security Income (SSI)
- Food Stamps or Supplemental Nutrition Assistance Program (SNAP)
- Women, Infants and Children Program (WIC)
- Healthy Families - Category A
- National School Lunch's FREE Lunch Program (NSL)
- Temporary Assistance for Needy Families (TANF) – CalWORKS, StanWORKS, Greater Avenues for Independence (GAIN), Welfare-to-Work (WTW)
- Tribal TANF
- Bureau of Indian Affairs General Assistance
- Head Start Income Eligible, (Tribal Only)

2

Income-Based Method

Households that meet income guidelines for the entire household can also qualify for the California LifeLine discounts.

| Number of Adults and Children Living in Household | Maximum Annual Income |
|---|-----------------------|
| 1 – 2 members | \$24,000 |
| 3 members | \$28,200 |
| 4 members | \$34,000 |

For each additional member after 4 people, add: \$5,800

Income Guidelines are effective 6/1/09 through 5/31/11

California LifeLine collateral is available in the following languages: English, Spanish, Chinese, Japanese, Vietnamese, Tagalog, Hmong, Korean, Khmer, Russian, Armenian, Farsi, and Thai

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From the Desk of the Los Angeles Hub Director



*K. J. Brockington
Director of Public Housing*

As HUD begins moving forward with its new Strategic Plan, the three main goals of the Office of Public and Indian Housing continue to be the American Recovery and Reinvestment Act (ARRA), Public Housing (PH), and the Section 8 Housing Choice Voucher (HCV) programs. However, the new focal point of the outcomes for PH and HCV is to maximize occupancy and to minimize vacancies.

Thus, in forging ahead, to improve outcomes for our families and to work toward ending homelessness, we will be required to:

- Preserve the affordability and improve the quality of our housing.
- Focus on systems data accuracy; such as, PIC and VMS.
- Reduce amount of time that rehab units are offline.
- Perform reconciliation of the vacancy/occupancy data in the systems.
- Collaborate our ideas on how to house more for less.
- Improve the quality of life for our tenants to ensure a successful and productive life for each family member.
- Reduce the share of household income spent on the combined costs of housing and transportation in our communities.
- Work in partnership to utilize other funds that are available to assist.
- Be better prepared for shifts during challenging economic times.

Please remember that if your housing authority received ARRA Competitive Grant funds that you need to obligate those funds ASAP.

For Calendar Year (CY) 2010 revisions to original submissions of operating subsidy eligibility will be processed in SAGIS and are limited to the following categories (see Notice PIH 2009-47, Section 5):

1. Correction of errors
2. New projects/units (24 CFR § 990.155);
3. Demolition and disposition of units (24 CFR § 990.155)
4. New utilities incentives/contracts (24 CFR § 990.185), or
5. Appeals granted by HUD

The PHA deadline for submitting operating subsidy revisions in SAGIS is July 16, 2010. Details on how to process operating subsidy revisions are contained in the SAGIS user manual.

HUD shares findings, concerns and observations from reviews recently conducted

Finding: Improper transfer of data from file to PIC

Condition:

Some of the data transmitted to PIC on the form HUD-50058 is not accurate or is not submitted timely.

Criteria:

Provisions in Chapter 19, page 19-2 of the Housing Choice Voucher Program Guidebook require that all data reported to PIC must be complete and accurate.

Cause:

Improper transfer of data from the file to PIC is often due to human error, but also can be indicative of a need for increased quality control of the income and rent determination process, or established detailed processes and procedures.

Consequence:

The family data reported to PIC is audited on a regular basis and for a variety of reasons. When the data is not correct, it cannot be audited.

Corrective Action:

The Housing Authority should correct the deficiencies in the tenant files reviewed and provide documentation that this has been done within 30 days of the date of this letter. The Authority should also develop an internal quality control system. Since this finding is a systemic deficiency, a review of all tenant files is required to ensure that all data transferred to PIC is correct. If the systemic deficiency cannot be corrected within 30 days, provide our office with a corrective action plan stating how the Housing Authority plans to correct the error and the expected completion date.

Finding: Declaration of Citizenship

Condition:

The Declaration of Citizenship was not found for family members.

Declaration of Citizenship continued:

Criteria:

Provisions in 24CFR 5.508(b), Submission of evidence of citizenship or eligible immigration, requires that each family member, regardless of age, must submit the evidence of citizenship to the responsible entity as detailed in the referenced regulation.

Cause:

The Housing Authority failed to request from the tenant a completed Declaration of Citizenship to determine program eligibility.

Effect

When the Housing Authority fails to request the Declaration of Citizenship from the tenant, it cannot determine if the correct Housing Payment Assistance is paid to the landlord; or if the correct tenant rent is collected. The Housing Authority needs to be aware that this is a one-time evidence requirement for continuous occupancy. For each family member, the declaration is required.

Concern: The use of EIV is now mandated

There have been recent changes made to 24 CFR 5.216, 24 CFR 5.218, and new verification requirements at 24 CFR 5.233, in accordance with the Final Rule: *Refinement of Income and Rent Determination in Public and Assisted Housing Programs: Implementation of the Enterprise Income Verification System*.

Housing Authorities are required to generate, analyze and act upon various EIV reports including income, income discrepancies, deceased members and social security number errors. The new law also requires documentation of social security numbers for all family members and owners. The Housing Authority must also establish policy for the destruction of social security number documentation as outlined in PIH Notice 2010-3. It is recommended that the Housing Authority review and modify, if needed, internal SOPs and the Administrative Plan to conform to the new regulations, including the requirement of 18 year olds to sign the 9886 within 30 days of their birthday and retaining copies of the form HUD 50058 for a minimum of three years after end of participation.

**San Diego
Housing
Commission
Celebrates
FSS
Graduate
Success
Story**

The San Diego Housing Commission's Workforce and Economic Development Unit graduated a successful Family Self Sufficiency (FSS) Program participant. Roslyn is a true example of resilience, hard work and persistence. She joined the Housing Commission's FSS program with the commitment to "empower myself to be better". She dedicated the last five years to goal setting, education and workforce preparation. When Roslyn first enrolled, she was unemployed but devoted to finding a career that highlighted her talents. Today, she is a Certified Cosmetologist - including a credentialed instructor and backstage Cosmetology Technician to trade shows. In addition to the FSS program, Roslyn layered the available resources by co-enrolling in the Aspire program. This asset building program helped her to match her saving at a rate of 3:1 and helped her acquire the knowledge to understand her finances. The Aspire monies gave her the capital to open her own salon and purchase a software program to manage her accounts and appointments. Roslyn states: "Thank you for empowering me to be better while dealing with all the extreme challenges in my life. I learned to pay myself first, by putting my money in the Aspire account to save for my dreams."



FSS Grad Roslyn with coordinators Silvia De La Mora and Deb Furlong

Growing Experience: Carmelitos Long Beach HACoLA

At the Housing Authority of the County of Los Angeles (HACoLA)'s Public Housing site Carmelitos in Long Beach, residents and community members participate in a successful gardening program. The Growing Experience Program began in 1996, as a joint collaboration between the Housing Authority of the County of Los Angeles (HACoLA), and the University of California Cooperative Extension (UCCE). The program seeks to provide public housing residents with an opportunity to access a community garden in an urban setting, while also giving them an opportunity to learn valuable skills in the multi-million dollar "green industry" in a paid job-training program.

According to Jimmy Ng, Project Manager, Funding for The Growing Experience comes from the Asset Management Project (AMP) operations budget, which consists of HUD operating subsidies and tenant rents.



Youth enjoy learning about the garden at Carmelitos



Pictured are: Maria Badrakhan, Director, Housing Management Division, Housing Authority of the County of Los Angeles, Sara Kurzenhauser, Los Angeles HUD Office of Public Housing, Bobbette Glover, Assistant Executive Director, Community Development Commission of the County of Los Angeles and Jimmy Ng. All were attending an Earth Day event at Carmelitos which included outreach and education regarding health, environment and harvesting vegetables.

Outcomes and Experiences:

Since its inception, The Growing Experience has trained over 90 resident participants in the landscape training program, providing them with classroom knowledge as well as hands-on field experience. A number of program graduates have since moved out of public housing, some having gone on to purchase their own homes.

Over 45 youth have had an opportunity to gain their first employment working in the Summer Youth Program. In addition to landscaping, the youths also learned team-building skills and basic work ethics, which will carry them forward into their future careers.

There are 60 individual raised plots for residents to grow their own vegetables, with a waiting list for more.

The Growing Experience received a \$50,000 American Recovery and Reinvestment Act California grant from the City of Long Beach Pacific Gateway Workforce Investment Board.

PIH Notice 2010-6 Changes to Unit Reporting in PIC, March 8, 2010

Treatment of unit status will become more tightly tied to 50058 actions. An End of Participation action will automatically change status to vacant, and submission of an initial 50058 after a family's admission to public housing will change a unit's status to *occupied*.

Approved Vacancies

Section 990.145 of the Public Housing Operating Fund Program rule requires PHAs to receive prior approval by the Department for the following categories of approved vacancies:

- *Vacant Undergoing Modernization,*
- *Special Use Units,*
- *Vacant as a Result of Court Litigation,*
- *Vacant due to Natural Disaster, and*
- *Vacant due to Casualty Loss.*

PHAs should request this approval in writing through their HUD field offices (FO). For purposes of the PIC Development Sub-module, a PHA **must** have received the required Departmental approval prior to entering these units in the applicable sub-category.

5.233 Mandated use of HUD's Enterprise Income Verification (EIV) System. EFFECTIVE APRIL 24, 2010

(a) *Programs subject to this section and requirements.*

(1) The requirements of this section apply to entities administering assistance under the:

(i) Public Housing program under 24 CFR part 960;

(ii) Section 8 Housing Choice Voucher (HCV) program under 24 CFR part 982;

(iii) Moderate Rehabilitation program under 24 CFR part 882;

(iv) Project-based Voucher program under 24 CFR part 983;

(v) Project-based Section 8 programs under 24 CFR parts 880, 881, 883, 884, 886, and 891;

(vi) Section 202 of the Housing Act of 1959 (12 U.S.C. 1701q);

(vii) Section 811 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 8013);

(viii) Sections 221(d)(3) and 236 of the National Housing Act (12 U.S.C. 1715l(d)(3) and 1715z-1); and

(ix) Rent Supplement program under section 101 of the Housing and Urban Development Act of 1965 (12 U.S.C. 1701s).

(2) Processing entities must use HUD's EIV system in its entirety:

(i) As a third party source to verify tenant employment and income information during mandatory reexaminations or recertifications of family composition and income, in accordance with §5.236, and administrative guidance issued by HUD; and

(ii) To reduce administrative and subsidy payment errors in accordance with HUD administrative guidance.

(b) *Penalties for noncompliance.* Failure to use the EIV system in its entirety may result in the imposition of sanctions and/or the assessment of disallowed costs associated with any resulting incorrect subsidy or tenant rent calculations, or both.

PIH Notice 2010-9, Effective Use of the Enterprise Income Verification (EIV) System's Deceased Tenants Report to Reduce Subsidy Payment & Administrative Errors, March 30, 2010

This Notice explains the procedures Public Housing Agencies (PHAs) are required to implement to deal with families with deceased household members. The implementation of the procedures outlined in this Notice will ensure that PHAs submit accurate data to HUD via the Public and Indian Housing Information Center (PIC) and that PHAs do not make subsidy overpayments on behalf of deceased single member households. Where overpayments have been made, the PHA will recoup the overpayment from the landlord/owner of the rental property under the programs noted in Section 2 of this Notice, with the exception of the Public Housing program.

Housing Authority contact person in PIC

Executive Directors and/or their designee must ensure that their current email address is noted in PIC correctly. PIH is relying more on emailing notices to PHAs.

Electronic Distribution

PIH is now electronically posting notices and no longer duplicating communications through hard copy mailings. Notices can be found at hud.gov under HUDclips or by searching "Notices, Rules, and Regulations" at

<http://www.hud.gov/offices/pih/publications/notices/index.cfm>

HUD Form 50058

PHAs at the issuance of vouchers must indicate on the 50058 action 10 for port, new admissions, or other unit change. Failure to do so will result at first in a warning and then next time as a fatal error. The purpose of this requirement is due to Congress wanting to know the success rate of locating a rental unit.

Coming attraction in PIC:

SEMAP: Once you are troubled in SEMAP, the HA remains as troubled until a confirmatory review is done. PIC will have a radio button for the FO to enter the date when the confirmatory was done so the screen will change to either standard PHA or high performer. This is a coming attraction that is still in the works.

KEY Dates

SEMAP CERTIFICATIONS FOR 6/30 FYE are due **8/29/10**
June data in VMS is due **7/22/10**

Hot Off The Press:

Project-Based Certifications must be entered into VMS. HUD Headquarters will be issuing instructions soon.