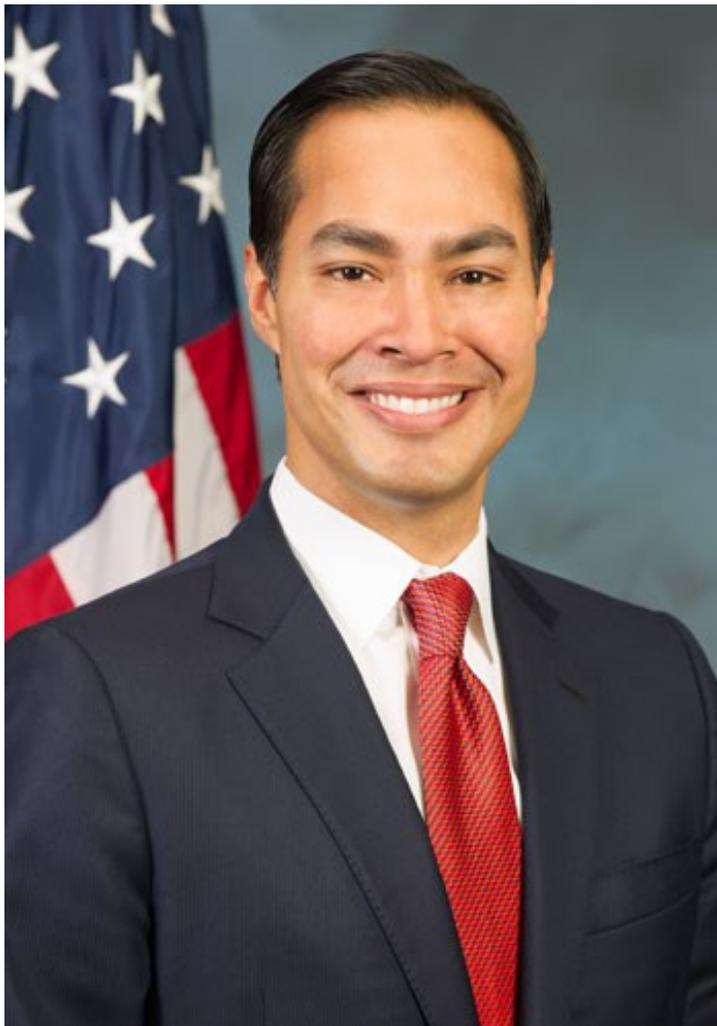




# NEWSletter

Teamwork · Fairness · Respect · Customer Service

## *The Honorable Julian Castro is Sworn in as Secretary of HUD on July 28, 2014*



### Inside this issue:

Secretary Julian Castro	1-2
San Diego Housing Commission - VASH	3
San Luis Obispo - Twice Honored	4
HUD Welcomes New Staff	5
San Bernardino - Homeownership and Education	6
New Notices	6
Panel Discussion - CSU Los Angeles	7
Notices	8-9
Announcements and Deadline	10-12

Julián Castro was sworn in as the 16th Secretary of the U.S. Department of Housing and Urban Development (HUD) on July 28, 2014. In this role, Castro oversees 8,000 employees and a budget of \$46 billion, using a performance-driven

approach to achieve the Department's mission of expanding opportunity for all Americans.

"Julián is a proven leader, a champion for safe, affordable housing and strong, sus-

# *The Honorable Julian Castro is Sworn in as Secretary of HUD on July 28, 2014 continued*

tainable neighborhoods," said President Barack Obama after Castro's confirmation. "I know that together with the dedicated professionals at HUD, Julián will help build on the progress we've made battling back from the Great Recession - rebuilding our housing market, reducing homelessness among veterans, and connecting neighborhoods with good schools and good jobs that help our citizens succeed."

As Secretary, Castro's focus is ensuring that HUD is a transparent, efficient and effective champion for the people it serves. Utilizing an evidence-based management style, he has charged the Department with one goal: giving every person, regardless of their station in life, new opportunities to thrive.

Before HUD, Castro served as Mayor of the City of San Antonio. During his tenure, he became known as a national leader in urban development. In 2010, the City launched the "Decade of Downtown", an initiative to spark investment in San Antonio's center city and older neighborhoods. This effort has attracted \$350 million in private sector investment, which will produce more than 2400 housing units by the end of 2014. In addition, San Antonio's East Side is the only neighborhood in America that has received funding to implement major

projects under three key Obama Administration revitalization initiatives: Choice Neighborhoods, Promise Neighborhoods and the Byrne Criminal Justice Program.

In March 2010, Castro was named to the World Economic Forum's list of Young Global Leaders. Later that year, Time magazine placed him on its "40 under 40" list of rising stars in American politics.

Previously, Castro served as a member of the San Antonio City Council. He is also an attorney and worked at Akin, Gump, Strauss, Hauer & Feld before starting his own practice.

Secretary Castro received a B.A. from Stanford University in 1996, and a J.D. from Harvard Law School in 2000. He and his wife, Erica, have a daughter, Carina, for everyone else. With regards to homeownership, HUD must continue to do everything we can to give people who are ready for the responsibilities of homeownership the opportunity to buy a home by increasing access to credit. When it comes to rental housing, our nation is in the midst of a severe and growing challenge. In 2012, more than half of renters were paying more than 30% of their income on housing. To meet this challenge, HUD must continue to seek innovative ways to both preserve and create affordable rental housing.

# The San Diego Housing Commission Receives 177 additional VASH Vouchers

SAN DIEGO, CA— July 18, 2014

Providing momentum in the drive to end homelessness among military veterans, the San Diego Housing Commission (SDHC) received an additional 177 federal housing vouchers to provide rental assistance to veterans in a program that includes case management and clinical health services. The San Diego Housing Commission receives allocations of the federal vouchers through the Veterans Affairs Supportive Housing (VASH) program of the U.S. Department of Housing and Urban Development. The VASH program was created in 2008 to help chronically homeless veterans rebuild their lives. Including the newly announced vouchers, SDHC has received 797 VASH vouchers since the program began. The estimated total annual value of these vouchers is more than \$6.8 million. The local VA identifies veterans who qualify for VASH vouchers. SDHC confirms their eligibility and enrolls them in the VASH voucher program.

The announcement was made by San Diego City Council President Todd Gloria at the 27th annual Stand Down, held at San Diego High School's Balboa Stadium by Veterans Village of San Diego, a three-day event to provide support and services to homeless veterans.

"This means 177 veterans will now have a place to call home," Gloria said to cheers from veterans listening to the announcement. "You have given your all to us, and now it's our time to give something back to you."

"Here in San Diego, these additional VASH vouchers will help us contribute to an urgent national priority – ending homelessness among veterans," said SDHC President & CEO Richard C. Gentry. "With services from the VA, vouchers help chronically homeless veterans get into permanent supportive housing, using the Housing First ap-



(Left to right) Veterans Village of San Diego President & CEO Phil Landis; San Diego City Council President Todd Gloria; SDHC President & CEO Richard C. Gentry; and VA San Diego Healthcare System Acting Director Cynthia Abair.

proach that SDHC, local and state elected officials and experts in homelessness planning all have embraced."

SDHC partners with the San Diego Healthcare System of the U.S. Department of Veterans Affairs (VA) to provide VASH vouchers. The VA provides clinical health and case management services to VASH voucher recipients.

Cynthia Abair, acting director of the VA San Diego Healthcare System, expressed thanks to all the community partners involved in the VASH program. "Our collaborative efforts have shown we have made a difference in the lives of many veterans."

Phil Landis, president and CEO of Veterans Village of San Diego, said that seeing homeless veterans with children at Stand Down "just breaks your heart." With assistance from SDHC, the City Council, the Mayor and additional elected officials, "The goal is to not have one single homeless veteran in the entire County of San Diego – wouldn't it be wonderful?" said Landis.

## WHAT'S HAPPENING IN SOCAL?

# Twice Honored: The Housing Authority of the City of San Luis Obispo receives a Prestigious Award and a Generous Donation

On July 15, 2014, the Housing Authority of the City of San Luis Obispo (HASLO) was honored at the summer convention of the National Association of Housing and Redevelopment Officials (NAHRO) in July, 2014, in Tampa, Florida. Moylan Terrace, HASLO's 80 unit homeownership development in San Luis Obispo, received a national Award of Merit, and is also one of few nominated for NAHRO's Award of Excellence. Moylan Terrace contains a mix of low, moderate and workforce priced homes. Moylan Terrace prides itself on being a "green" project, and exceeds California's strict energy conservation standards by 24%.

Further, on September 25, HASLO received a donation from Pacific Western Bank in the amount of \$14,750. Scott Smith, Executive Director of HASLO, received the check from Lynda J. Nahra, President of Pacific Western Bank's Central Coast Region. Also in attendance from HASLO were Ken Litzinger, Finance Director, and Michael Burke, Housing Development Manager. Pacific Western Bank's staff included Thomas R. Strait, Executive VP and Regional Manager; Carl Dudley, Vice President/Senior Relationship Manager, and Nathan Roddick, Relationship Manager.

The contribution was made in recognition of HASLO's outstanding contribution to affordable housing and Pacific Western Bank's commitment to helping HASLO realize that mission.



L to R. Carl Dudley, Michael Burke, Scott Smith, Nathan Roddick, Lynda Nahra, Thomas Strait, and Ken Litzinger

"We are thrilled with this contribution," said Scott Smith, HASLO Executive Director. "We will utilize these funds for HASLO programs that assist seniors, struggling families, and veterans." HASLO provides Public Housing, Section 8 Housing Choice Vouchers, and other affordable housing to over 3,000 households each month in San Luis Obispo County.

# The Los Angeles Office of Public Housing Welcomes its New Director and New Port-

## **Marcie Chavez, Director of the Los Angeles Office of Public and Indian Housing**

Marcie's career in public housing operations spans more than 17 years with the Housing Authority of the County of Los Angeles (HACoLA), with the last 2 ½ years serving on the senior management team of the Housing Choice Voucher program, managing a total of 24,000 vouchers. Prior to serving in that position, she was a member of the senior management team for HACoLA's Housing Management Division which oversees the low-income public housing program consisting of 2,962 units. With the transition to Asset Management for public housing, she led the revision of the agency's leasing goals to ensure that the public housing portfolio sustained an average occupancy rate of 98%.

Marcie was a founding member of the California Association of Housing Authorities (CAHA), where she also held the positions of statewide Vice-President and Southern California Chapter President. Additionally, Marcie served in 2013 on the Board of Governors of the National Association of Housing and Redevelopment Officials (NAHRO) and was also a member of the Executive Committee of the Pacific Southwest Regional Council of NAHRO.



## **Anastasia Schmoll, Portfolio Management Specialist**

Anastasia joins HUD as a Portfolio Management Specialist. In this roll, she works on a team that oversees Public Housing Authorities (PHAs) in their administration of the Public Housing and Section 8 Housing Choice Voucher programs. Anastasia provides technical assistance to PHAs to ensure their compliance with HUD requirements. Anastasia comes to HUD with an impressive resume that includes over 10 years as a real estate broker. Additionally, she served as 911 Dispatcher for 10 years and is a veteran of the United States Marine Corps. Anastasia holds a B.S. in Business and Real Estate from California State University, San Diego.



# ***Housing Authority of the County of San Bernardino:***

## ***Ms. Sharon Overcomes Life Barriers and Becomes Homeowner***

After ten years in the Housing Choice Voucher Program, Ms. Sharon is now the proud owner of her own home in the City of Montclair. Achieving her goal of homeownership wasn't easy. Personal and financial problems early in life eventually resulted in Child Protective Services taking her son, who was only a toddler at the time. Determined to get her life back on track, Ms. Sharon enrolled in a drug treatment program and received housing assistance through the Housing Authority's Family Unification Program. Six months later, Ms. Sharon secured a job, went back to school, began saving money, and, most importantly, regained custody of her son. Through the Housing Authority's Homeownership Assistance Program, Ms. Sharon received help and guidance for six years until her credit was repaired and she was income-qualified to buy a home.

"None of this would have been possible without the help of the Housing Authority and Angela Joyner (HACSB's Homeownership Specialist). Ms. Joyner has been very



*Ms. Sharon outside her home in Montclair*

helpful through the years; I am truly thankful for all she's done for me," states Ms. Sharon.

Ms. Sharon is currently attending a prestigious private liberal arts college in Claremont and working on her Bachelor's Degree in Sociology. She plans to become a social worker.



## ***Eleven College Students Awarded Scholarships***

### ***Housing Authority Provides \$12,000 in Assistance to Current Public Housing and Section 8 Residents***

This August HACSB awarded 11 college students a scholarship to help pay for education expenses. The awards were made through the *Housing Authority's long standing scholarship program*. Each recipient's scholarship application included an essay about his or her future goals and motivation for continuing education.

For 23 years, the Housing Authority has awarded college scholarships to students in a commitment to helping students succeed in college. The Housing Authority uses non-public funds to promote educational success among participants.

This year's scholarship recipients are attending one of the following colleges/universities: California State University, San Bernardino; Chaffey Community College; Grand Canyon University; San Bernardino Valley Community College; University of California, Riverside; and West Coast University. Their areas of study include majors such as accounting, biology, business, child development, computer science, human services, marriage family therapy, Master's in social work, nursing, psychiatric nursing, and social work.

# *HUD Staff Participates in Panel Discussion at CSU Los Angeles*



Pictured from left to right are The Honorable John C. Lawson, II, Judge, Superior Court of Los Angeles Court; Christopher Granger, Portfolio Management Specialist from the Los Angeles Office of Public Housing; Carol Chodroff, Juvenile Law and Policy Attorney; and David Muhammad, Director - National Justice Programs, National Council on Crime and Delinquency, Oakland, CA.

On September 11, 2014, California State University Los Angeles hosted the 16th Annual Dr. Hershel Swinger Memorial Partnership Conference for Children and Families in LA County. Within this event, one of the many noteworthy panels, was entitled “Keeping Vulnerable Families Together: Section 8 Housing Challenges Confronting Vulnerable Children and Families.” Panelists discussed issues related to their respective fields as well as received questions from an audience of approximately 50 attendees.

Moderating the panel was Carol Chodroff, Juvenile Law and Policy Attorney out of Los Angeles, CA. Panelists included the Honorable John C. Lawson, II, Judge of the Los Angeles Superior Court; Christopher Granger of the HUD Los Angeles Office of Public Housing; David Muhammad, Director of the National Council on Crime and Delinquency of Oakland, CA; and Jed Minoff, Director of Transition Jurisdiction Services (TJS)/THP in the Los Angeles Probation Department.

“The event was a success,” Said Panelist Christopher Granger, “I was glad to participate in such a pointed

discussion with this group of esteemed practitioners.” In his presentation, Mr. Granger reiterated the information found in HUD’s contribution to the Federal Interagency Reentry Council “Mythbuster” fact sheet. According to the Mythbuster, one key myth that must be debunked is the myth that individuals convicted of any crimes are banned from public housing. In fact, the only two convictions for which a Public Housing Authority must prohibit admission are:

- 1) If any member of the household is subject to a lifetime registration requirement under a State sex offender registration program; and,
- 2) • If any household member has ever been convicted of drug-related criminal activity for manufacture or production of methamphetamine on the premises of federally assisted housing.

More on this information can be found using the following web link:

[http://portal.hud.gov/hudportal/documents/huddoc?id=REENTRY\\_MYTHBUSTERS.pdf](http://portal.hud.gov/hudportal/documents/huddoc?id=REENTRY_MYTHBUSTERS.pdf)

## 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 2014-26 (HA)</b>	<b>Issued:</b> Oct. 21, 2014 <b>Expires:</b> This notice remains in effect until amended, superseded, or rescinded	<b>Asset Building and Financial Literacy Resources</b> - This Notice outlines guidance to inform public housing agencies (PHAs) and other housing providers about financial literacy tools and resources available to help HUD-assisted families enhance their financial literacy and asset building skills.
<b>PIH 2014-25 (HA)</b>	<b>Issued:</b> Oct. 16, 2014 <b>Expires:</b> This notice remains in effect until amended, superseded, or rescinded	<b>Over Subsidization in the Housing Choice Voucher Program</b> - On September 28, 2007, the Office of Inspector General (OIG) issued a report on over subsidization in the Housing Choice Voucher (HCV) program due to the issuance of vouchers with unit sizes greater than the number of family members in the household. Pursuant to the recommendation of the OIG, the Department issued clarifying guidance on the matter of categorization of live-in aides, other reasonable accommodation issues and corresponding data entry into the Inventory Management System (IMS)/Public and Indian Housing Information Center (PIC) through the notices cited above. Notice PIH 2010-51 extended and revised Notice PIH 2009-22 to explain subsidy standards in regard to live-in aides and their PHA-approved family member/s and data entry in IMS/PIC for family members of live-in aides.
<b>PIH 2014-24 (HA)</b>	<b>Issued:</b> Sept. 23, 2014 <b>Expires:</b> This notice remains in effect until amended, superseded, or rescinded	<b>Process for Public Housing Agency Voluntary Transfers and Consolidations of the Public Housing Program</b> - The purpose of this notice is (1) to provide guidance specific to how HUD will process requests for the voluntary <b>transfer</b> of Public Housing programs, developments, and units between two or more PHAs or the voluntary <b>consolidation</b> of the Public Housing programs of two or more PHAs; and (2) to provide submission requirements and processing instructions for such requests.
<b>PIH 2014-23 (HA)</b>	<b>Issued:</b> Sept. 17, 2014 <b>Expires:</b> This notice remains in effect until amended, superseded, or rescinded	<b>Set-Aside Funding Availability for Project-Basing HUD-VASH Vouchers</b> - The purpose of this notice is to announce additional awards under Notice PIH 2014-3 (Set-Aside Funding Availability for Project-Basing HUD-VASH Vouchers). The Consolidated Appropriations Act, 2014 (the 2014 Act) (Public Law 113-76) enacted January 17, 2014, provided \$75 million for HUD-VASH vouchers as authorized under section 8(o)(19) of the United States Housing Act of 1937. With the broad flexibility provided under the 2014 Act, the Department has decided to fund an additional 22 PHAs under Notice PIH 2014-13.

# Take Notice of PIH Notices!

*Continued*



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 2014-20 (HA)</b>	<b>Issued:</b> August 20, 2014 <b>Expires:</b> This notice remains in effect until amended, superseded, or rescinded	<b>Program Eligibility Regardless of Sexual Orientation, Gender Identity or Marital Status as Required by HUD's Equal Access Rule</b> - On February 3, 2012, HUD published a final rule entitled Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity (77 FR 5662) ("Equal Access Rule" or "rule").
<b>PIH 2014-19</b>	<b>Issued:</b> August 19, 2014 <b>Expires:</b> This notice remains in effect until amended, superseded, or rescinded	<b>Public Housing Operating Subsidy Eligibility Calculations for Calendar Year 2015</b> - This notice provides public housing agencies (PHAs) with instructions for the calculation of operating subsidy eligibility in Calendar Year (CY) 2015.
<b>PIH 2014-18 (HA)</b>	<b>Issued:</b> August 8, 2014 <b>Expires:</b> This notice remains in effect until amended, superseded, or rescinded	<b>Guidance on On-Site Utility Technologies And the Rate Reduction Incentive in Public Housing</b> - This notice serves the purposes of encouraging the use of on-site utility technologies – especially on-site renewable energy technologies – at Public Housing Authorities (PHAs) and guiding the use of the Rate Reduction Incentive (RRI) in support of these efforts.
<b>H 2014-09 PIH 2014-17</b>	<b>Issued:</b> July 14, 2014 <b>Expires:</b> This notice remains in effect until amended, superseded, or rescinded	<b>Relocation Requirements under the Rental Assistance Demonstration (RAD) Program, Public Housing in the First Component</b> - This Notice provides public housing agencies (PHAs) <sup>1</sup> and their partners with information and resources on applicable program and relocation assistance requirements when planning for or implementing resident moves as a result of a <b>Rental Assistance Demonstration (RAD)</b> conversion <sup>2</sup> under the first component of the demonstration. <sup>3</sup>

# Announcements

## Public Housing Capital Fund Program Final Rule Publication

The Public Housing Capital Fund Program Final Rule was published in the *Federal Register* October 24, 2013 (Docket No. 5236-F-02) and became effective on **November 25, 2013**. This regulation combines the Capital Fund requirements for modernization and development into a single regulation. It also updates and streamlines many of the Capital Fund and development requirements, incorporates recent energy requirements, and directs more funding towards modernization. This rule along with a new Capital Fund guidebook, which is under development and expected to be available in the Spring, will ensure that the Capital Fund Program is more efficiently and uniformly implemented by PHAs and managed more effectively by the HUD Field Offices.

<http://portal.hud.gov/hudportal/documents/huddoc?id=CapFundFinalRule2013-23230.pdf>

## HUD REAC Monitoring of PHA Program Compliance

As part of its internal control efforts, the Department's Real Estate Assessment Center (REAC) continuously monitors the timeliness and accuracy of tenant information reported to the Public and Indian Housing Information Center (PIC). REAC performs data comparisons of tenant information reported in PIC to data obtained from other Federal databases to validate the accuracy of tenant-reported Social Security Numbers (SSNs), names, and date of birth. The intended outcome of this monitoring is to identify, reduce, and recover improper payments within HUD's rental assistance programs; improve the accuracy and integrity of tenant data; and to verify Public Housing Agencies (PHAs) compliance with PIC reporting and use of the Enterprise Income Verification (EIV) system.

The following lists the PIC data and frequency of REAC monitoring. PHAs should also ensure monitoring of the data below on a monthly (m) or quarterly (q) basis:

- PIC Delinquency Report (m)
- PIC Rexam Report (m)
- EIV PHA Usage Report
- EIV Deceased Tenants Report (m)
- EIV Identity Verification Report (m)
- EIV Multiple Subsidy Report (q)
- EIV Immigration Report (m)
- EIV Income Report (m)
- Tenant Unreported Income (m)



If further assistance is needed or for questions regarding the above listed data, please contact [Martha.E.Murillo@hud.gov](mailto:Martha.E.Murillo@hud.gov).

## HUD Secure System Password Reset

Please be advised that your HUD-PIH EIV Coordinator or agency User Administrator cannot reset your HUD Secure System password. For password resets, you must go to: <https://hudapps.hud.gov/react/wass/resetPwd.html>, and provide the requested information and then click on the **Reset Password** button at the bottom of the form.

# 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.

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
- Calendar of Due Dates

### Access POST

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/post](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/post)



## Proactive Exchange

Please save the dates and mark your calendars! Please plan to attend these informative sharing sessions designed to improve communications and to ensure that our jurisdiction has no troubled PHAs.

**Thursday, November 13, 2014**

Time: 10-12pm

8th Floor Conference Room  
611 Sixth Street  
Los Angeles, CA 90017



If you will like to present at any of our upcoming Proactive Exchanges or have topic suggestions please email [Maria.J.Granata@hud.gov](mailto:Maria.J.Granata@hud.gov). We encourage you to attend in person and will continue to have Live Meeting available for those who can't be here. Hope to see you at our next Proactive Exchange coming up November 13 2014.

## 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)

# Upcoming Deadlines

## Financial Data Schedule (FDS) Submission Deadlines

Unaudited submissions are due no later than 2 months after the PHA's FYE; for those entities required to have an audit, the audited submissions are due 9 months after the PHA's FYE. PHAs are required to submit their financial information through the FASS-PH system.

Financial Reporting Schedule Due Dates				
Fiscal Year End (FYE)	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	HCV	PH
<b>October</b>			
30	Enterprise Income Verification (EIV) Employee Recertification	X	X
31	Semi-Annual Labor Standards Enforcement Report-Local Contracting Agencies	X	X
31	Energy Performance Information Center (EPIC) Quarterly Reporting		X
Date	Description	HCV	PH
<b>November</b>			
2	Maintenance Wage Rate Recommendation (12/31 FYE)		X
4	Voucher Management System (VMS) Reporting Opens	X	
15	Unaudited Extension Request (9/30 FYE)	X	X
22	VMS Submissions	X	
29	Section Eight Management Assessment Program (SEMAP) Certification (9/30 FYE)	X	
30	Unaudited Due Date (9/30 FYE)	X	X
Date	Description	HCV	PH
<b>December</b>			
1	Waiver of Due Date for Audited Financial Info. (3/31 FYE)	X	X
4	VMS Reporting Opens	X	
22	VMS Submissions	X	
31	Audited Due Date (3/31 FYE)	X	X
31	Submit Board Resolutions Approving Operating Budget (12/31 FYE)		X
31	Moving to Work Report (9/30 FYE)	X	X
31	Notif. of Turnover of Family Unification Program (FUP) Vouchers	X	
31	FYE Change Request Due (3/31 FYE)	X	X