



Office of Public Housing

Service, Integrity & Respect

~ The San Francisco Office Newsletter



From the Director's Desk

Velma C. Navarro
Director
San Francisco Office of Public Housing

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US Dept of HUD
600 Harrison Street
San Francisco, CA 94107-1387

Greetings!

The recent issuance of the sequestration order on March 1, 2013 has significantly reduced funding for our housing programs. We understand the affects these cuts have on all Public Housing Agencies (PHAs) and your ability to administer these programs as partners of the U.S. Department of Housing and Urban Development. The Continuing Resolution (Consolidated and Further Continuing Appropriations Act, 2013) or 2013 CR was enacted on March 26, 2013. Given the lateness in the calendar year and the significant funding cuts resulting from Sequestration, HUD is doing all we can to expedite the renewal calculations and the notification process, as you were notified by the Financial Management Center on April 26, 2013.

The 2013 CR continues to set-aside renewal of approximately \$100 million for PHAs administering the Housing Choice Voucher program that qualify under certain categories, including a new funding category for "PHAs that despite taking reasonable cost savings measures, as determined by the Secretary, would otherwise be required to terminate participating families from the program due to insufficient funds." A PIH Notice is forthcoming that will provide detailed guidance on the process to apply for this set-aside funding, with a statutory purpose that is strictly to prevent the termination of participating families.

To be eligible for the set-aside funding to prevent terminations due to insufficient funding, a PHA must comply with the requirements issued in the April 26, 2013 letter from the Financial Management Center (FMC), including:

- A PHA must have received confirmation from HUD's Shortfall prevention team that they are in a shortfall position
- A PHA must cease issuing vouchers to applicants (does not apply to participants issued a voucher to move or to tenant protection vouchers)
- A PHA must rescind vouchers remaining on the street that were issued to families on or after April 1, 2013 and stop leasing units (does not apply under the two exceptions noted above)
- A PHA must cease absorbing portable vouchers

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To apply for the set-aside funding, a PHA must certify that the above cost-saving measures have been met as part of the application process. The application period for the set-aside funding will remain open indefinitely for insufficient funding requests, subject to the availability of funds.

Once a PHA receives set-aside funding, they may not lease units for the rest of the calendar year. Should the PHA's financial condition improve, however, they may resume leasing but must first notify the Shortfall Prevention Team and return any excess set-aside funding to HUD.

The San Francisco Office of Public Housing is working closely with all of our PHAs to identify potential shortfalls and coordinate with the Shortfall Prevention Team and the FMC to prevent terminating families. Should you have any questions regarding this process, please feel free to contact me directly. I look forward to working with each of you as we persevere in these unprecedented times and continue to pursue our effort to promote and achieve HUD's mission. □

RECONNECTING FAMILIES AND DAD

HUD is gearing up for Father's Day's 2013 and registration is now open for the 3rd annual event. Father's Day 2013 is a U.S. Department of Housing and Urban Development initiative that aims to strengthen the bond between children and their fathers, who are often absent from the lives of their children who live in public housing. Concurrently, the initiative has the goal of connecting dads to supportive services in their communities including, job training, health screenings and education opportunities. For the past three years HUD has asked Public Housing Authorities (PHAs) across the U.S. to host an event on the Saturday before



Father's Day in June that achieves these goals. This year, the date is **Saturday, June 15**, but housing authorities should feel free to be flexible with the date of their events. This is an opportunity to empower families — fathers, children and mothers — while also connecting Dad's with economic, employment, health and education resources.

HUD Focusing on Fatherhood

In line with HUD's 2010-2015 Strategic Plan Goal 3: "using housing as a platform to improve the quality of life of our residents," this focus on fatherhood in public housing flows from current statistics that show when fathers are absent children suffer. This in no way suggests that HUD does not recognize the critical importance of mothers. The majority of public housing households with children are headed by single women who earn less than \$9,000 annually, and they do a tremendous job of raising their children.

However, according to statistics drawn from communities across the country, children raised in absent father families are more at-risk for a host of negative factors, including dropping out of school. The focus on Father's Day is meant to be a starting point; either a celebration of existing relationships or a reason to form first connections.

Father's Day History

HUD's Father's Day Initiative was developed in response to the stark socio-economic data indicating how children and youth are being negatively affected by father absent homes. We need to change that! ○

OFFICE OF CAPITAL IMPROVEMENTS

(GOTO: http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/ph/capfund)

Notice PIH 2013-09 Issued: April 24, 2013

The obligation deadline in Section 6 of Notice PIH 2012-2 has expired on the Full Year Continuing Appropriations Act, 2013 (P.L. 113)-6. PHAs with 250 or more public housing units may only use operating reserves for capital improvements through the Operating Fund Financing Program. For more information on the Operating Fund Financing Program, please see:

<http://portal.hud.gov/hudportal/documents/huddoc?id=opfund-financing-guide.pdf> . All other sections of Notice PIH 2012-2 continue to remain in effect until amended, superseded , or rescinded by subsequent HUD directive or guidance. ○

ENTERPRISE INCOME VERIFICATION (EIV)

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

The EIV certification process for April has been successfully completed.
The EIV administrators are to be congratulated for a job well done!



EIV Tips & Guidance for 2013 Messages

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

Message #	Distribution Date	Subject
2	May 9, 2013	Summary of Changes Implemented in EIV Release 9.5.0.0
1	May 7, 2013	How to Give Access to EIV Users Whose User ID Have Expired Due to Delay in Certification

PHA EIV User Administrators:

Please send me your contact information and I will send you the 6 pages of the Summary of Changes Implemented in EIV's latest release. It is as simple as 1-2-3: E-mail me at (Carroll.J.Lorbett@hud.gov) the following: **(1)** Name **(2)** PHA Code and Name **(3)** to my E-mail address:



Do you want to be an EIV Star?

If the answer is a resounding, **Yes!** Then I'm here to help you make that dream come true!!

Beginning Monday, June 3, 2013, I will officially begin assisting **Sharron Treskunoff** in monitoring the Deceased Tenants Report and the Multiple Subsidy Reports. Our goal is to ensure the accuracy and timeliness of data.

I'll be contacting you if it appears there is a problem and together maybe we can find a solution.

I look forward to working with Sharron and you!

~CJL



- Nelson Stephens is the New REAC-EIV Team supervisor.
- The PIH.PHIIP.TA mailbox is *no* longer active.
- EIV Policy and Technical issue are to be sent to the following address:
EIV_Help@hud.gov
- There is no additional EIV training planned at this time.
- The Form HUD-52676 (User Access Authorization Form and Rules of Behavior and user Agreement) expires as of May 31, 2013. The form expiration shall be extended.

Users are required to participate in an annual Security Awareness training.

Free HUD-sponsored EIV training is available online at

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

Access all PIH EIV System training sessions at **PIH EIV Webcasts**.

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

INVENTORY MANAGEMENT SYSTEM (IMS)/ PIH INFORMATION CENTER (PIC)

(http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/systems/pic)

Below is a list of the Public Housing Revitalization Specialist (PHRS) assigned to your Public Housing Authority. **Please** contact your Public Housing Revitalization Specialist assigned to your housing authority. **They are the first-line point-of-contact for any PIC issues before contacting the PIC Coach.** This is especially the case for issues relating to **50058s**.



PUBLIC HOUSING REVITALIZATION SPECIALISTS

Andrew Nguyen

Andrew.Q.Nguyen@hud.gov
(415) 489-6443

Consolador Apostol

Consolador.A.Apostol@hud.gov
(415) 489-6452

Rhonda Wilson

Rhonda.R.Wilson@hud.gov
(415) 489-6427

Carol Joseph

Carol.M.Joseph@hud.gov
(415) 498-6455

Martha Ruiz

Martha.E.Ruiz@hud.gov
(415) 489-6434

Sarah Glover-Johnson

Sarah.J.Glover-Johnson@hud.gov
(415) 489-6448

Claire Garcia

Claire.A.Garcia@hud.gov
(415) 489-6436

Justin Gray

Justin.W.Gray@hud.gov
(415) 489-6445

Sharron Treskunoff

Sharron.T.Treskunoff@hud.gov
(916) 498-0832

PUBLIC HOUSING

IMPROVING FEDERAL RENTAL ASSISTANCE PROGRAMS

PIH Notice PIH 2013-02 (HA) - Baseline Methodology for Moving to Work Public Housing Agencies

The **Housing Authority of the City of Reno** (RHA) was selected to participate in HUD's Moving to Work (MTW) program.

HUD's MTW program has given MYW agencies the opportunity to create and study original, locally-developed housing and self-sufficiency strategies that encourage public housing or HCV families to become self-sufficient. The MTW program is designed to provide local housing authorities with added flexibility to create and test innovative strategies to use Federal funding more efficiently to assist families either living in public housing or who are assisted through HUD's Housing Choice Voucher (HCV) program.

Federal funds provide incentives such as job training and educational programs that lead to employment and, ultimately, self-sufficiency. Ultimately, the program aims to make HUD's largest rental assistance programs more cost effective, while providing families with children more housing choices and incentives to move toward economic self-sufficiency.

The RHA has received numerous commendations from the San Francisco HUD Field Office for its programs, including the 2008 PHA of the Year Award; a Special Achievement Award for performance under the American Recovery and Reinvestment Act (ARRA), and the 2011 Low Rent Public Housing Program of the Year Award. RHA proposes to conduct a controlled study on mobility. RHA's region has suffered large numbers of foreclosures. In this unfortunate situation is an opportunity for RHA to purchase homes in neighborhoods of opportunity at a very low cost. RHA will seek to acquire these properties to house families under HUD's project-based vouchers program. RHA will also couple these desirable properties with self-sufficiency requirements to improve resident outcomes. RHA also plans to conduct a rent reform study that will compare a graduated rent model to a set rent program. These two treatment groups will then be compared to residents paying traditional rents. This ambitious controlled study has the potential to offer insight on how different rent models work within one community. RHA has established a partnership with the University of Nevada at Reno's Center for Regional Studies to design evaluation criteria for these studies and the MTW program as a whole.

DID YOU KNOW?

A PHA MAY HAVE A POLICY THAT REQUIRES FAMILIES TO MOVE ONLY AT THE TIME OF THEIR ANNUAL REEXAMINATION. BELOW IS THE GUIDANCE PERTAINING TO THIS ISSUE.

The regulation at 24 CFR 982.314 (b) states a family may move to a new unit if:

- (1) The assisted lease for the old unit has terminated. This includes a termination because:
- (i) The PHA has terminated the HAP contract for the owner's breach; or
 - (ii) The lease has terminated by mutual agreement of the owner and the tenant.

A termination of the lease by mutual agreement between the owner and tenant is only necessary when the family is not at the end of their lease term and the family needs permission from the owner to do so. This language can be clearly interpreted to mean that the family is allowed to move at times other than the end of the lease term (with the exception of initial lease terms).

The regulation at 24 CFR 982.314(c) (2) states the PHA may establish policies on two specific issues:

1. prohibiting moves during the initial lease term and;
2. a policy that may prohibit more than one move by the family during any one-year period.

Both of the cited regulations can be read together and can be interpreted consistently to conclude that a PHA may not establish a policy that restricts families from moving only at the time of the family's annual reexamination. ○

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HUD-Veterans Affairs Supportive Housing (HUD-VASH)

Community Hero!

Martha Ruiz is a Public Housing Revitalization Specialist with the San Francisco Office of Public Housing. She comes from a family who operated a construction business and has worked for many years in various areas of the housing business from realtor, housing consultant, to public housing professional.

As a specialist in HUD's Section 8 or Housing Choice Voucher program, Martha realized that there was an opportunity to address the great need of homeless Veterans in the City. The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). VA provides these services for participating Veterans at VA medical centers (VAMCs) and community-based outreach clinics.

From her desire to help, she approached the San Francisco Housing Authority, the VA, and the Swords to Plowshares to begin an effort to house these homeless Veterans. Others joined in the effort to help from nonprofits to profit groups and landlords, and ordinary citizens. There is a lot of praise to go around. This group focused on a goal to house 50 veterans over 100 days, *SF Homes for Heroes* campaign.

“We look forward to counting down from 50 homeless veterans to zero over this time and are confident that with the help of community and local leaders this project will be a great success story for veterans, ‘Swords’ and the city of San Francisco,” said Michael Blecker, Swords to Plowshares’ Executive Director. “This is another step in the right direction for reducing homelessness and poverty in San Francisco, specifically among veterans.”

Martha was recognized recently for her efforts by the Swords to Plowshares.



Pictured: Ophelia Basgal, Regional Administrator for HUD Region IX, Martha Ruiz, Gerard Windt, Public Housing Division Director, and Velma Navarro, Public Housing Director.



Martha honored by the Swords to Plowshares for her efforts on behalf of the Veterans

Invitation: A HUD VASH conference call is held on the 3rd Monday of the month at 10am. Call in information is 877 848 7030 Access Code 8770400

The purpose of the call is to discuss current issues and to learn from one another i.e., best practices. **Martha Ruiz** is finalizing the agenda for the next meeting. There will have a best practice presentation from San Francisco Housing Authority discussing “how to create housing for HUD VASH veterans in a high cost area.” We will discuss sequestration and the impact of HUD VASH. **Sarah Glover-Johnson** will explain the payment standard and the impact of the reduction of PS on HUD VASH veterans.

The 2013 HUD VASH award have been announced and so we will be discussing the new application process and welcoming the new HUD VASH PHAs.

There is a lot of interest in Project based Voucher (PBV) for the HUD VASH program. Next month Martha Ruiz will present information on using PBV in the HUD VASH program.

Please contact Martha Ruiz for additional information at 415-489-6434

HUD's Program Web pages are excellent for keeping current.

From the Office of Housing Choice Vouchers web page:

(http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/hcv)

Webcasts

- **(NEW) Cash Management Update Broadcast - October 10, 2012** (MS-PowerPoint)
- **(NEW) CY 2012 HCVP Implementation Broadcast** (MS-PowerPoint)
- **(NEW) FY 2012 HCV FSS NOFA Slides** (MS-PowerPoint)
- **(NEW) FY 2012 Housing Choice Voucher/ Family Self-Sufficiency NOFA Webcast:** Tuesday, March 6, 2012, 11:00 a.m. Eastern Standard Time

Program Related Information

- **Family Unification Program**
 - FUP Fact Sheet
- **(NEW) Housing Choice Voucher Program - CY 2013 Administrative Fee Rates**
 - **CY 2013 Administrative Fee Rates Description** (MS-Word)
 - **CY 2013 Administrative Fee Rate Tables** (MS-Excel)
- **(NEW) Housing Credit Agencies - PBV Subsidy Layering Reviews**
- **Housing Choice Voucher Program - CY 2012 Administrative Fee Rates**
 - **CY 2012 Administrative Fee Rates Description** (MS-Word)
 - **CY 2012 Administrative Fee Rate Tables** (MS-Excel)
- **(NEW) CY 2012 HAP Set-Aside Funding for Portability**
 - **Portability Costs Information**
 - **Portability Costs-Apparently Eligible PHAs** (MS-Excel)
- **(NEW) Non-Elderly Disabled (NED) webpage**
- **(NEW) HCV 2 year Forecasting Tool:** HUD has developed a spreadsheet tool for use by PHA and HUD staff to assist in projecting HCV leasing, spending and funding over a two year period. The purpose is to facilitate decision making by PHAs and to guide HUD oversight and technical assistance so that PHAs can achieve optimal use of the HCV funds while stabilizing the program. The goal is to make full use of the program while avoiding the typical large cyclical swings of lease up followed by attrition, and to eliminate abrupt cutbacks that might adversely impact participants. If you have any questions, contact your local HUD office of Public Housing.
 - **Forecast User Guidance**
 - **Forecasting Tool** (MS-Excel) - This version Forecasting Tool *March 30, 2013* is updated to incorporate the 2013 Administrative Fee rates. An adjustment was also made to calculation related to funding from new allocations entered in the “New AC C Units” tab.

HOMEOWNERSHIP VOUCHERS

843 Success Stories - A gift that keeps on giving.

Congratulations to all PHAs who made this possible!

PHA Name	HVO 2012	FSS 2012	MTW 2012	Totals HVO	Totals FSS	Totals MTW	Totals 2012	Totals Cumulative	First HVO Closing Year
San Francisco HA	2	0	0	4	8	0	2	12	2008
Oakland HA	0	0	4	7	0	59	4	62	2004
Fresno City HA	0	2	0	4	34	0	2	38	2007
Richmond HA	1	0	0	4	0	0	1	4	2010
Contra Costa County	0	0	0	0	4	0	0	4	
San Mateo County	0	0	5	2	7	5	5	14	2008
Merced	0	0	0	0	3	0	0	3	
Stanislaus	0	1	0	0	9	0	1	9	
Fresno County HA	0	0	0	1	40	0	0	41	2005
Tulare County HA	0	0	0	0	0	1	0	1	
Monterey	2	0	0	10	11	0	2	21	2005
Benicia	0	0	0	14	0	0	0	14	2003
Marin Housing	4	1	0	31	8	0	5	39	2004
Vallejo HA	0	0	0	17	11	0	0	28	2004
San Jose City HA	0	0	2	3	6	2	2	11	2005
Berkeley	0	0	0	1	0	0	0	1	2005
Santa Clara	0	0	3	8	9	4	3	21	2003
Pittsburg	2	0	0	14	0	0	2	14	2008
Alameda City	0	0	0	0	1	0	0	1	
Fairfield HA	0	0	0	9	8	0	0	17	2004
Alameda County HA	3	1	0	4	23	0	4	27	2011
Madera	1	1	0	18	17	0	2	35	2005
Santa Cruz County HA	0	0	0	12	8	0	0	20	2004
Napa HA	0	0	0	0	12	0	0	12	
Livermore	1	0	0	2	1	0	1	3	2009
Sonoma	0	0	0	0	8	0	0	8	
Santa Rosa HA	0	0	0	2	1	0	0	3	2010
Vacaville	3	0	0	31	8	0	3	39	2004
Mariposa HA	0	0	0	1	0	0	0	1	2005
Solano	0	0	0	11	2	0	0	13	2004
Reno	0	0	0	8	6	0	0	14	2004
Las Vegas	0	0	0	25	18	0	0	43	2002
North Las HA	0	0	0	8	0	0	0	8	2004
Clark County HA	0	0	0	14	11	0	0	25	2004
Southern Nevada Snrha	0	0	0	25	5	0	0	30	2008
Southern Nevada Rgl HA	5	5	0	46	16	0	10	62	2006
Nevada Rural HA	0	0	0	7	0	0	0	7	2007
Sacramento City	0	0	0	21	9	0	0	30	2004
Sacramento County	0	0	0	54	2	0	0	56	2004
San Joaquin	0	0	0	26	0	0	0	26	2003
Yolo County HA	0	0	0	12	0	0	0	12	2007
Redding HA	0	0	0	4	1	0	0	5	2005
Yuba County HA	0	0	0	0	5	0	0	5	
Roseville HA	0	0	0	0	4	0	0	4	
Total	24	11	14	460	316	67	49	843	

Source: HUD's PIC Data Page as of 5/1/2013

LEAVING THE SAN FRANCISCO OFFICE OF PUBLIC HOUSING

We are saddened and pleased to notify you that **Nicholas (Nick) White** will be leaving the San Francisco Office of Public Housing. We are saddened since Nick will be leaving and we will miss his professionalism and commitment. We are pleased and excited for Nick and wish him well on his next adventure.



Nick came on-board under a Presidential Management Fellows program. On successfully completing the program, Nick took on a myriad of projects as a Public Housing Revitalization Specialist and later, Portfolio Management Specialist & Regional Sustainability Officer. As usual he took these projects on with determination and enthusiasm. His customer service has been exceptional as he has received many good wishes from the housing authorities he serves. Marin PHA's

Lewis Jordan states, “We thank you for your support and great customer service. We wish you well in your next assignment!” Barbara Taylor Smith of the San Francisco Housing Authority remarks that “(Nick) . . . will be greatly missed by all of us at SFHA. We have certainly enjoyed working with you as you have always been very responsive and a wonderful help to our public housing operations staff. “

And what does Nick have to say, “I have enjoyed working with many of the PHAs in our jurisdiction, from Fresno to Marin and San Francisco to Livermore, in various capacities. I have many fond memories of building partnerships with staff and management at many PHAs, and have been impressed with both the dedication and technical acumen of employees working hard to deliver housing to our customers.

I am sad to leave so many of you behind, but look forward to new challenges as I transition to New England. Thank you all for everything you do and for working with me.” ○

LEAVING THE PUBLIC HOUSING COMMUNITY

Debra Phillips will retire at the end of this month.
Kimberly C. Grimes will be the new Executive Director of Yuba County HA.

Fond memories and funny stories . . .



"Mission First, People Always"

At HACM our mission is all about people.

Valued Friends & Colleagues,

Last night and this morning I announced to my board and outstanding staff here at HACM my upcoming retirement plans. I have submitted my papers with CalPERS and my effective retirement date is June 4, 2013. I have much to say about fond memories, funny stories and my abiding respect for all of you and what we do.

Perhaps time will allow for deeper expressions. My darling bride of 29 years and I are ready for a new chapter in our life and the beans counted out so the time is right, both prayerfully and practically.

Please pass this on to those you think may have an interest. Keep on fighting the good fight and try to always maintain an attitude of gratitude as you do. I will be relocating to mid-state Georgia. I have visited the area on several occasions as my best friend lives there. So yes, I know about the humidity and storms but am looking forward to this new adventure just the same.

With kindest regards and gratitude,

Nick

Nicholas Benjamin, Executive Director

Madera Housing Authority

205 North "G" Street, Madera CA 93637

(559) 674-5695 ext.223

Fax (559) 674-5701 [nick@maderaha.org]

www.maderaha.org

Every month is Fair Housing Month at HUD!



Fair housing is a priority for **all** of us here at HUD.

Because whether it is housing-specific resources like counseling and vouchers, new financing tools for transit-oriented development, or incentives that encourage the repurposing of polluted land for affordable housing development, we want to help communities across the country use every available resource to turn segregated neighborhoods of concentrated poverty into the integrated, healthy, sustainable communities that create opportunity for **everyone**.

And that is why Fair Housing month is so vital: it serves a reminder that the Fair Housing Act is central to all of our work here at HUD and that our work today defines our tomorrow. ○

Celebrating Fair Housing Month is always special – it gives us the chance to look back and reaffirm HUD's commitment to creating fair and decent housing in inclusive, sustainable communities for all as well as an opportunity to reflect on how far we've come and how far we still have to go.

We recognize that the work we do today has an incredible impact on the future of our nation and while remembering that fair housing isn't just "part" of HUD's mission – but the very core of it.



A word to the wise...

HUD's e-newsletters are an excellent tool to keep informed.

Asset Management e-Newsletter

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

Public Housing Energy Conservation Clearinghouse (PHECC)

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

Housing Choice Voucher E-Newsletter - HUD

http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/hcv/newsletter

The Resident Newsletter

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

HUD's Sequestration Dates

In response to the sequestration, HUD proposes the following days in which employees will be furloughed and as a result, HUD will be closed.

- Friday, May 24, 2013
- Friday, June 14, 2013
- Friday, July 5, 2013
- Monday, July 22, 2013
- Friday, August 2, 2013
- Friday, August 16, 2013
- Friday, September 30, 2013

Sequestration Information

For complete list and content GOTO:

http://portal.hud.gov/hudportal/HUD?src=/sequestration_information

Testimony

Written Testimony of Secretary Shaun Donovan on Appropriations on The Impacts of Sequestration

OMB Report to the Congress on the Joint Committee Sequestration for Fiscal Year 2013

Senate Appropriations Committee Holds Hearing on the Impact of Sequestration

Notification Letters

Choice Voucher Program Grantees

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

Section 8 PBRA Grantees

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

Letter to PHA Executive Directors

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

Letter to Contractors

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

Council of Large Public Housing Authorities

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

Public Housing Authority Directors Association

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

National Leased Housing Association

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

SUBJECT: Temporary PHA Plan Submission

Dear Executive Director,

In order to ensure that your PHA Agency Plan submission is not "lost" in the myriads of emails I receive and until HUD's website for PHA Agency Plan is again fully functioning we created an Agency Plan mailbox. The email address is:

SFCPIHPHAPPlans@hud.gov. Please forward this email to your staff and have your staff submit the PHA Plan to this mailbox address via e-mail(s). The e-mail(s) should specify which documents are attached. Ideally, PHAs should zip the files to reduce the size of the PHA Plan attachment. If your PHA is submitting multiple e-mails, though, it should specify that there are multiple e-mails in each e-mail submission. If the PHA Plan or any significant amendment includes information about HUD's Rental Assistance Demonstration (RAD), PHAs should also copy the RAD inbox at RADPHAPPlans@hud.gov. We will review your Agency Plan and will notify you if it is acceptable or not. Please feel free to call me, if you have any questions.

Velma Navarro
Director
San Francisco Office of Public Housing
(415) 489-6428

**The PIH 800 Customer Service number
(800-955-2232)
is down.**

Please GOTO: www.hud.gov and click on the following links for assistance.

Buy a Home

http://portal.hud.gov/hudportal/HUD?src=/topics/buying_a_home

Avoid Foreclosure

http://portal.hud.gov/hudportal/HUD?src=/topics/avoiding_foreclosure

Search for an Affordable Apartment

<http://www.hud.gov/apps/section8/>

Find Rental Assistance

http://portal.hud.gov/hudportal/HUD?src=/topics/rental_assistance

Access the Real Estate Assessment Center (REAC) System

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

Talk to a Housing Counselor

http://portal.hud.gov/hudportal/HUD?src=/i_want_to/talk_to_a_housing_counselor

Apply for a Grant

<http://portal.hud.gov/hudportal/HUD?src=/topics/grants>

File a Fair Housing Discrimination Complaint

http://portal.hud.gov/hudportal/HUD?src=/topics/housing_discrimination

Access the Limited Denials of Participation List

http://portal.hud.gov/hudportal/HUD?src=/topics/limited_denials_of_participation

Find My Local Public Housing Agency (PHA)

http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/pha/contacts

Sorry for the inconvenience!

TRUST but VERIFY ALL DATA IN THIS NEWSLETTER

CALENDAR OF DUE DATES

(http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/post/calendar)

This web page, Calendar of Due Dates, lists Public Indian Housing (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>)

DUE DATES FOR 2013

Date	Description	HCV	PH	Grants
MAY				
2	Maintenance Wage Rate Recommendation (6/30 FYE)		X	
4	VMS Reporting Opens	X		
16	Unaudited Extension Request (3/31 FYE)	X	X	
22	VMS Submissions	X		
30	SEMAP Certification (3/31 FYE)	X		
31	Waiver of Due Date for Audited Financial Info. (9/30 FYE)	X	X	
31	Unaudited Due Date (3/31 FYE)	X	X	
JUNE				
4	VMS Reporting Opens	X		
22	VMS Submissions	X		
30	Audited Due Date (9/30 FYE)	X	X	
30	Submit Board Resolutions Approving Operating Budget (6/30 FYE)		X	
30	FYE Change Request Due (9/30 FYE)	X	X	
JULY				
4	VMS Reporting Opens	X		
13	Revision Requests to CY2012 Operating Subsidy Submission		X	
18	Civil Rights Cert (9/30 Qual. PHAs)	X	X	
18	5-Year PHA Plan (9/30 FYE)	X	X	
18	Annual PHA Plan (9/30 Non-Qualified PHAs)	X	X	
18	Capital Fund Program P & E Report (9/30 FYE)		X	
18	Capital Fund Program Annual Statement (9/30 Non-Qualified PHAs First-Time Submission)		X	
22	VMS Submissions	X		
30	Federal Financial Report for IHBG			
31	EPIC Quarterly Reporting		X	
AUGUST				
2	Maintenance Wage Rate Recommendation (9/30 FYE)		X	
2	FY 2011 CFP Formula and RHF Obligation End Date		X	

Date	Description	HCV	PH	Grants
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		
14	FY 2009 CFP Formula and RHF Disbursement End Date		X	
22	VMS Submissions	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	Civil Rights Cert (12/31 Qual. PHAs)	X	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	
22	VMS Submissions	X		
30	Enterprise Income Verification (EIV) Employee Recertification	X	X	
31	Semi-Annual Labor Standards Enforcement Report-Local Contracting Agencies	X	X	X
31	EPIC Quarterly Reporting		X	
NOVEMBER				
2	Maintenance Wage Rate Recommendation (12/31 FYE)		X	
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		
31	Audited Due Date (3/31 FYE)	X	X	
31	Submit Board Resolutions Approving Operating Budget (12/31 FYE)		X	
31	Notify. of Turnover of FUP Vouchers	X		
31	FYE Change Request Due (3/31 FYE)	X	X	

January through May 14, 2013 Notices, Rules and Regulations

Below is a list of PIH notices which provide guidance, extensions, instructions, clarifications, announcements and other policy information. **Note:** HUD announces the **end to hard copy mailing of PIH Notices**. Notices will be available electronically.

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

Notice	Issued/Expires	Subject/Purpose
PIH 2013-11	Issued: May 10, 2013 Expires: This notice remains in effect until amended, superseded or revoked	Process for Requesting Subsidy Layering Reviews - This notice provides instructions for submitting requests for Subsidy Layering Reviews (SLRs) to the Department of Housing and Urban Development in accordance with the Administrative Guidelines; Subsidy Layering Reviews for Proposed Section 8 Project-Based Voucher Housing Assistance Payments Contracts , Final Guidelines published in the Federal Register on July 9, 2010 (FR-5417-N-01) http://edocket.access.gpo.gov/2010/pdf/2010-16827.pdf (copy attached).
2013-10 (HA)	Issued: May 3, 2013 Expires: This notice remains in effect until amended, revoked or superseded	Emergency Safety and Security Funding as it Relates to the Full-Year Continuing Appropriations Act, 2013 [Public Law 113-6] - This Notice provides guidance to public housing agencies (PHAs) seeking Emergency Capital Needs funding for safety and security measures utilizing FY 2013 funds.
PIH 2013-09 (HA)	Issued: April 24, 2013 Expires: This notice remains in effect until amended, revoked or superseded	Use of Operating Reserves for Capital Improvements - The obligation deadline in Section 6 of Notice PIH 2012-2 has expired based on the Full Year Continuing Appropriations Act, 2013 (P.L 113)-6.
PIH 2013-08	Issued: April 12, 2013 Expires: This notice remains in effect until amended, revoked or superseded	Funding for Tenant Protection Vouchers for Certain At-Risk Households in Low-Vacancy Areas - Final Implementation - This Notice provides final instructions, eligibility, and selection criteria on the funding process for tenant protection vouchers for certain at-risk households in low-vacancy areas, as provided for in the "Consolidated and Further Continuing Appropriations Act, 2012" (PL 112-55), referred to hereafter as "the 2012 Appropriations Act," enacted on November 18, 2011.
PIH 2013-07 (HA)	Issued: March 5, 2013 Expires: This notice remains in effect until amended, revoked or superseded	Agreements with Responsible Entities and Timing for Environmental Reviews - This guidance provides public housing agencies (PHAs) and PIH field offices with information on environmental reviews to emphasize the need for positive working relationships and timely, thorough reviews.
PIH 2013-06 (HA)	Issued: February 4, 2013 Expires: This notice remains in effect until amended, superseded or rescinded	Radon Information for PIH Programs - The purpose of this Notice is to provide information to PHAs on the dangers of radon.
PIH 2013-05 (HA) Attachment	Issued: January 30, 2013 Expires: This notice remains in effect until amended, superseded or rescinded	Extension— Total Development Costs (TDC) for Affordable Housing under the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) - The purpose of this Notice is to extend the program requirements of PIH Notice 2011-63, dated November 2, 2011, and transmit the updated schedule for the maximum amount of funds that may be used for affordable housing under NAHASDA.
PIH 2013-04 (HA)	Issued: January 28, 2013 Expires: This notice remains in effect until amended, superseded or rescinded	Guidance on Verification of Excluded Income - This notice provides clarification and guidance on the verification requirements of income excluded from the determination of annual income in accordance with 24 CFR 5.609(c).

HUD Federal Register Notices

For a complete list GOTO: http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/fr

Notices are removed 90 days after publication date. You may find previous notices on the [Federal Register](#) site.

Federal Register Docket Number	Date	Title
FR-5321-N-05	20130521	Notice of Fund Availability (NOFA) for the Neighborhood Stabilization Program 2 (NSP2) Under the American Recovery and Reinvestment Act, 2009: Announcement of Availability of Updated Foreclosure Information
FR-5447-N-02	20130521	Notice of Formula Allocations and Program Requirements for Neighborhood Stabilization Programs 1 and 3 (NSP1 and NSP3) Formula Grants; Amendment
FR-5600-FA-09	20130515	Announcement of Funding Awards for the Housing Choice Voucher Family Self-Sufficiency (HCV FSS) Program for Fiscal Year 2012
FR-5600-FA-30	20130515	Announcement of Funding Awards for the Public and Indian Housing Resident Opportunity and Self-Sufficiency (ROSS) Service Coordinators Grant Program Fiscal Year 2012
FR-5683-N-37	20130513	Notice of Submission of Proposed Information Collection to OMB Enterprise Income Verification (EIV) System -- Debts Owed to Public Housing Agencies and Terminations
FR-5691-N-01	20130415	Notice of Proposed Information Collection: Comment Request Office of Sustainable Housing Communities Progress Report Template
FR-5638-N-02	20130411	Public Housing Assessment System (PHAS): Capital Fund Final Scoring Notice
FR-5683-N-28	20130410	Notice of Submission of Proposed Information Collection to OMB Requisition for Disbursement of Sections 202 & 811 Capital Advance/ Loan Funds
FR-5600-FA-19	20130410	Announcement of Funding Awards, Choice Neighborhoods Grant Program, Fiscal Year 2012
FR-5683-N-27	20130401	Notice of Submission of Proposed Information Collection to OMB; Public Housing Authority Executive Compensation Information
FR-5687-N-14	20130327	Notice of Proposed Information Collection; Comment Request: Submission Requirements for the Section 202 Supportive Housing for the Elderly and the Section 811 Supportive Housing for Persons With Disabilities Capital Advance Program
FR-5687-N-13	20130327	Notice of Proposed Information Collection; Comment Request: Monthly Report of Excess Income and Annual Report of Uses of Excess Income
FR-5683-N-26	20130327	Notice of Submission of Proposed Information Collection to OMB; Requisition for Disbursement of Sections 202 & 811 Capital Advance/ Loan Funds
FR Doc. 2013-07091	20130326	24 CFR Part 970 Demolition or Disposition of Public Housing Projects
FR-5690-N-05	20130326	Proposed Information Collection for Public Comment: Enterprise Income Verification (EIV) Systems-Access Authorization Form and Rules of Behavior and User Agreement
FR-5683-N-13	20130212	Notice of Submission of Proposed Information Collection to OMB; Family Self-Sufficiency Program Demonstration
FR-5457-P-01	20130206	Streamlining Inspection and Warranty Requirements for Federal Housing Administration (FHA) Single-Family Mortgage Insurance: Removal of the FHA Inspector Roster and of the Ten- Year Protection Plan Requirements for High Loan-to-Value Ratio Mortgages
FR-5500-FA-18	20130206	Announcement of Funding Awards, HOPE VI Main Street Grant Program, Fiscal Year (FY) 2011 and 2012
FR-5600-FA-09	20130130	Housing Choice Voucher Program; Office of Public and Indian Housing Announcement of Funding Awards for Fiscal Year 2012
FR-5687-N-02	20130125	Notice of Proposed Information Collection: Comment Request; Housing Counseling Training Program