

U.S Department of Housing and Urban Development (HUD)
Public Housing and HCV NEWSLETTER
Honolulu Field Office
500 Ala Moana Blvd, Suite 300, Honolulu, Hawai`i 96813
www.hud.gov

FEATURE SPOTLIGHT

HUD's New Mission Statement is:

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. HUD is working to strengthen the housing market to bolster the economy and protect consumers; meet the need for quality affordable rental homes: utilize housing as a platform for improving quality of life; build inclusive and sustainable communities free from discrimination; and transform the way HUD does business.

<http://portal.hud.gov/portal/page/portal/HUD/about/mission>

TRANSFORMING RENTAL ASSISTANCE (TRA)

In early March 2010, HUD Secretary Shaun Donovan, spoke to the National Housing Law Project National Conference in Washington – and detailed how HUD's new Transforming Rental Assistance Initiative (TRA), outlined in the FY2011 budget, will put rental programs on a more sustainable footing for years to come.

Speaking to a large group of tenant-rights advocates, he said that providing rental assistance to our country's most vulnerable families is one of the most important things we do at HUD. But with billions of dollars of federal investment in public and assisted housing in danger of being lost for future generations, it's clear that the status quo is no longer an option for the more than four-and-a-half million households HUD serves.

In his speech, Secretary Donovan laid out the four key principles guiding the TRA initiative. We must;

1. **Streamline and simplify HUD's deep rental assistance programs.**
With thirteen different deep rental assistance programs administered by three operating divisions that – contract with more than 20,000 separate entities, it's clear that the complexity of our programs is part of the problem. TRA will ensure they are governed by a single, integrated, coherent set of rules – so that families don't have to fill out dozens of applications processed by scores of administrators just to have a decent chance of receiving assistance.
2. **Shift from the federal capital and operating subsidy structure to a federal rental subsidy stream** that can attract capital from private and other public sources. TRA will make HUD funding the catalyst for capital investment in housing development across the country.
3. **Bring our rental programs into the housing mainstream.** TRA will ensure that all HUD-assisted housing is built, financed, and managed in a way that can attract a mix of uses, incomes, and stakeholders – ensuring it can be integrated with the surrounding community.
4. **Combine the best features of our tenant-based and project-based programs** to encourage resident choice and mobility.

The Honolulu Hub Office of Public Housing encourages you to read Secretary Donovan's remarks for yourself and learn more about how Transforming Rental Assistance will help us serve families in need more efficiently and effectively for years to come.

Click on the link below for prepared remarks by Housing and Urban Development Secretary Shaun Donovan at the National Housing Law Project National Conference for Housing Justice Network.

[HTTP://PORTAL.HUD.GOV/PORTAL/PAGE/PORTAL/HUD/PRESS/SPEECHES_REMARKS_STATEMENTS/2010/SPEECH_03082010](http://portal.hud.gov/portal/page/portal/HUD/press/speeches_remarks_statements/2010/speech_03082010)

PUBLIC HOUSING NEWS

CAPITAL IMPROVEMENT AND THE AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009 (ARRA)



UPDATE: Hawaii Region uses of the Recovery Act Capital Funding by Formula

To the Hawaii Public Housing Authority (HPHA)

Total ARRA Amount Awarded: \$16,245,443.00 (this amount does not include future ARRA awards by competitive process)

Project Name	Improvement Description	Funds Obligated (As of 11-Mar-2010)	Improvement Start Date	Funds Expended
Hale Hauoli, Honokaa	Painting, Reroofing, Renovation	\$ 1,798,597.00		
Kahekili Terrace, Maui	Physical Improvements roof, site work, exterior renovation	\$ 5,079,289.00		
Kaimalino & Kealakehe	Reroofing, exterior renovation	\$ 1,831,483.00	1-Feb-2010	\$ 508,173.55
Kalanihuia	Reroofing and Elevator Lobby Improve	\$ 196,865.00		
Makani Kai Hale, Maui	Physical Improvements	\$ 1,412,267.00		
Makua Alii	Structural and Spall Repairs	\$ 1,940,130.00		
<i>Makua Alii</i>	<i>Construction Management</i>	\$ 409,171.00		
Kalakaua	Roof replacement	\$ 780,553.00		
Kalihi Valley Homes IV	Total building & unit renovations	\$ 1,549,966.00	25-Oct-2009	\$ 565,225.37
<i>Administrative Costs</i>	<i>Operations (not > 20% of grant); Administration (not > 10% of grant); contingency (not > 8% of grant);</i>	\$ 1,247,122.00		\$ 601,688.00

Total ARRA Funds Obligated	\$ 16,245,443.00
Total ARRA Funds Expended	\$ 1,675,086.92

**To the Guam Housing and Urban Renewal Authority (GHURA)
Total ARRA Amount Awarded: \$1,984,169.00**

Project	Improvement Description	Funds Expended (as of April 2010)	Improvement Start Date	Improvement Completion (as of April 2010)
AMPs 1 & 4	Exterior Painting	\$ 277,446.00	16-June-2009	100%
AMPs 2 & 3	Exterior Painting	\$ 94,934.00	23-June-2009	100%
AMPs 1 & 4	Water blasting, Roof Coating, Heat Reduction	\$ 1,332,650.00	03-June-2009	100%
AMP 2	Water blasting, Roof Coating, Heat Reduction	\$ 89,618.23	03-June-2009	100%
AMPs 1,2 & 4	Kitchen Cabinets/Counters/Tops	\$ 189,520.77	26-June-2009	100%
Total ARRA Funds Obligated		\$ 1,984,169.00		
Total ARRA Funds Expended		\$ 1,984,169.00		

Contact William.I.Sabalburo@HUD.gov for information related to Capital Improvements and the ARRA 2009.

SECTION 8 VOUCHER NEWS

HCV HOMEOWNERSHIP REPORT

From CY 03 through to date CY09 there were 50 closings amongst 7 Hawai'i PHAs:

PHA	CY03-09	CY10	Totals
Hawai'i Public Housing Authority (HPHA)	12	0	12
Guam Housing and Urban Renewal Authority (GHURA)	0	0	0
Northern Marianas Housing Corporation (NMHC)	0	0	0
City & County of Honolulu	23	0	23
Hawai'i County	2	0	2
Maui County	1	0	1
Kaua'i County	11	1	12

Contact your assigned HUD reviewer with questions related to HCV Homeownership.

HAWAII REGION HOUSING AGENCIES RECEIVED ADDITIONAL FUNDING TO PROTECT RENTAL ASSISTANCE VOUCHERS.

Last month, HUD announced that housing agencies in the Hawaii Region will receive \$358,224 to protect the rental assistance provided to families currently participating in HUD's Housing Choice Voucher Program (HCV). These Hawaii Region Agencies are among nearly 600 agencies nationwide receiving the additional funds because they had additional leasing or experienced other unforeseen circumstances in 2009. HUD estimates this funding will keep nearly 20,000 families in affordable housing across the country.

This funding is part of a \$150 million set-aside from HUD's 2010 budget that will give public housing agencies (PHAs) additional funding to help them support existing vouchers. Last February, HUD issued a notice informing PHAs that they could apply for this funding under four categories:

- (1) to adjust the allocations for agencies that experience a significant increase in renewal costs of rental assistance resulting from unforeseen circumstances or from families moving to higher cost areas;
- (2) for adjustment for agencies with voucher leasing rates at the end of 2009 that exceed the average leasing for Federal fiscal year 2009 12-month period used to establish the allocation;
- (3) for adjustments for the costs associated with Veterans Affairs Supportive Housing (VASH) vouchers; and

(4) for vouchers that were not in use during the Federal fiscal year 12-month period in order to be available to meet a commitment for project-based voucher assistance.

HUD reviewed approximately 1,000 submissions from agencies across the U.S. and awarded funding based on the above mentioned categories. The HCV program is HUD's largest rental assistance program supporting approximately 2.1 million families through rental assistance payments that make housing more affordable.

Public Housing Agency (PHA)	Grant Amount
County of Hawaii	\$ 32,507.00
City & County of Honolulu	\$ 129,456.00
County of Kauai	\$ 131,312.00
Guam Housing and Urban Renewal Authority	\$ 64,949.00
Hawaii Region PHAs Total	\$ 358,224.00

CUSTOMER SERVICE

ON THE FRONTLINE

Prior to working for HUD, Bill Sabalbuero spent 12 years in the United States Air Force as an Engineering Officer. He joined HUD in September of 1990 as Facilities Management Engineer. Bill began his HUD career in the Minnesota Field Office. In February of 1998 his talents were utilized by the Troubled Agency Recovery Center (TARC) in Cleveland, Ohio as an out-stationed staff. Eight years ago, Bill relocated his family to Hawaii to be part of the newly-formed HUD Office of Public Housing, Honolulu Field Office.

Since November 2002 Bill's list of accomplishments and responsibilities include serving as primary staff in-charge of overseeing the Hawaii Public Housing Authority (HPHA) and the Kauai County Housing Authority (KCHA). He is the lead in the annual implementation of the Capital Fund Program for the HPHA and Guam Housing and Urban Renewal Authority (GHURA) as well as, primary resource staff for PHA contracting matters, Lead-Based Paint compliance, Energy Performance Contracting, Capital Fund Financing Program, Housing Quality Standards, Exigent Health & Safety compliance, REAC Inspection Protocols, etc.

Recently, Bill has been extremely busy assisting the HPHA and GHURA implement the American Recovery and Reinvestment Act (ARRA) of 2009. His dedicated effort was instrumental to HPHA and GHURA meeting their one-year deadline to obligate funds amounting to over \$18 million. Additionally, Bill's guidance in extensive preparation for GHURA's ARRA audit by the Inspector General (IG) resulted in the successful conclusion of the audit. The IG determined that GHURA has effective and efficient operations to manage its ARRA grant.



William Sabalbuero
Facilities Management Engineer

Is there someone **on the frontline** of your organization applying a proactive approach when providing service(s) to internal and external clients/customers? We are honored to recognize these men and women **On the Frontline**. Send a photo and particulars to Marie.Miguel-Cortez@HUD.gov

NATIONAL CONSUMER PROTECTION WEEK (NCPW) 2010: MARCH 7-13, 2010



Left to Right: Bill Sabalbuero, PH Facilities Engineer; Mei Tong, PH Fiscal Analyst; Jun Chung, PH PHRS; Marie Miguel-Cortez, PH Program Support Assistant; Ramona Mullahey, FPM Operations Specialist; Mike Flores, PH Director; Gayle Ota, Housing Program Specialist, Participated, not pictured: Darlene Kaholokula, PH PHRS; Derrick Stephens, FPM Customer Service Representative.

NATIONAL CONSUMER PROTECTION WEEK (NCPW) 2010: MARCH 7-13, 2010

The Honolulu Field Office of the U.S. Department of Housing and Urban Development was one of the many Federal, State and local agencies participating in the NCPW Fair held during National Consumer Protection Week (NCPW) March 7 – 13, 2010. This year's fair "Dollars & Sense: Rated **A** for All Ages" highlighted the importance of using good consumer sense at every stage of life. Sponsored by the State of Hawaii Department of Commerce and Consumer Affairs and the United States Postal Service, agency partners offered FREE consumer, financial, and health information to help community to become more informed and empowered. Consumers attending the fair learned about spending and managing money wisely, protecting privacy, managing debt, avoiding identity theft, understanding credit and mortgages, and steering clear of frauds and scams.

National Consumer Protection Week showcased the consumer education effort of local, state, and federal agencies that were created to protect consumers. Federal government participants included the Internal Revenue Service (IRS), Social Security Administration (SSA), the U.S. Department of Housing and Urban Development (HUD), and the United States Postal Service (USPS). State and local government participants included the many divisions of the Hawaii State Department of Commerce and Consumer Affairs (DCCA), Hawaii's Better Business Bureau, Hawaii State Public Library System, University of Hawaii Cooperative Extension Service (CES), and the City and County Elderly Affairs Division. Private organizations such as AARP, Hawaii Credit Union League, Hawaii Homeownership Center, Sage PLUS, and SMP Hawaii were also on hand to provide information on services designed to ensure the protection of consumers.

HUDCLIPS

The HUDCLIPS website provides direct access to HUD forms, notices, handbooks, regulations and other information about the HUD programs. HUDClips is located here: <http://www.hud.gov/offices/adm/hudclips>

RE: ELECTRONIC NOTICE DISTRIBUTION

Reprint of Memorandum for PIH Colleagues from Sandra B. Henriquez, Assistant Secretary for Public and Indian Housing

Under the goals of both sustainability and efficiency, Public and Indian Housing is now electronically posting notices and no longer duplicating communications through hard copy mailings. Electronically-posted notices are found at www.hud.gov under HUDclips or by searching "Notices, Rules and Regulations." Such postings should be checked regularly for new notices and may be subsequently printed by those maintaining hard copy files.

Should you have questions or concerns with this transition to cyber-files only, contact Linda Bronsdon, Program Analyst in the Office of Policy, Program and Legislative Initiatives, at either 202-402-3494 or Linda.K.Bronsdon@HUD.gov

Thank you for your continued support.

New PIH Notices as of February 2010

PIH 2010-19 (HA)	Administrative Guidance for Effective and Mandated Use of EIV system
PIH 2010-18 (HA)	Revision-PHA Determination of Rent Reasonableness in the HCV Program
PIH 2010-16 (HA)	VMS Enhancements and Reporting Requirements
PIH 2010-15 (HA)	HUD Privacy Protection Guidance for Third Parties
PIH 2010-14 (HA)	HUD Funding for Non-Presidential Natural Disasters
PIH 2010-13 (HA)	Reinstatement and Extension of PIH 2008-12 (HA) Enhanced Voucher Requirements
PIH 2010-12 (HA)	Reporting Requirements for HUD-Veterans Affairs Supportive Housing Program (HUD-VASH)
PIH 2010-11 (HA)	Requests for Exception Payment Standards for Persons with Disabilities as a Reasonable Accommodation
PIH 2010-10 (HA)	Reviews HQS requirements and guidance for HCV Program; Guidance for Three-prong Outlets
PIH 2010-9 (HA)	Explains required implementation of procedures for Families with Deceased Household Members
PIH 2010-8 (HA)	Renewal of Project-Based Certificate Housing Assistants Payments Contracts
PIH 2010-7 (HA)	Guidance on Administrative Fee Reserves and Cash Management and Investment Instruments
PIH 2010-6 (HA)	Changes in Unit Reporting in Public Housing Information Center (PIC)
PIH 2010-5 (HA)	Implementation of FY2010 Funding Provision for the Housing Choice Voucher Program

WEBCASTS

AN IMPORTANT PART OF HUD TRAINING

If you have missed a scheduled live broadcast or want to review a previously aired one, webcasts are usually archived within 24 hours after being aired. Recent and archived webcasts are located here:

<http://www.hud.gov/webcasts>

This newsletter will be and previous issues are accessible on the HUD website at:

<http://www.hud.gov/local/hi/working/ph/honolulunews.cfm>

LET US KNOW WHAT YOU THINK!

The Honolulu Hub Office of Public Housing invites your comments and suggestions on how we can make these quarterly newsletters beneficial to you. Property Managers, Public Housing Staff and Partners are welcome to request our newsletters. Send your comments, suggestions and/or direct your request for these newsletters to Marie.Miguel-Cortez@HUD.gov