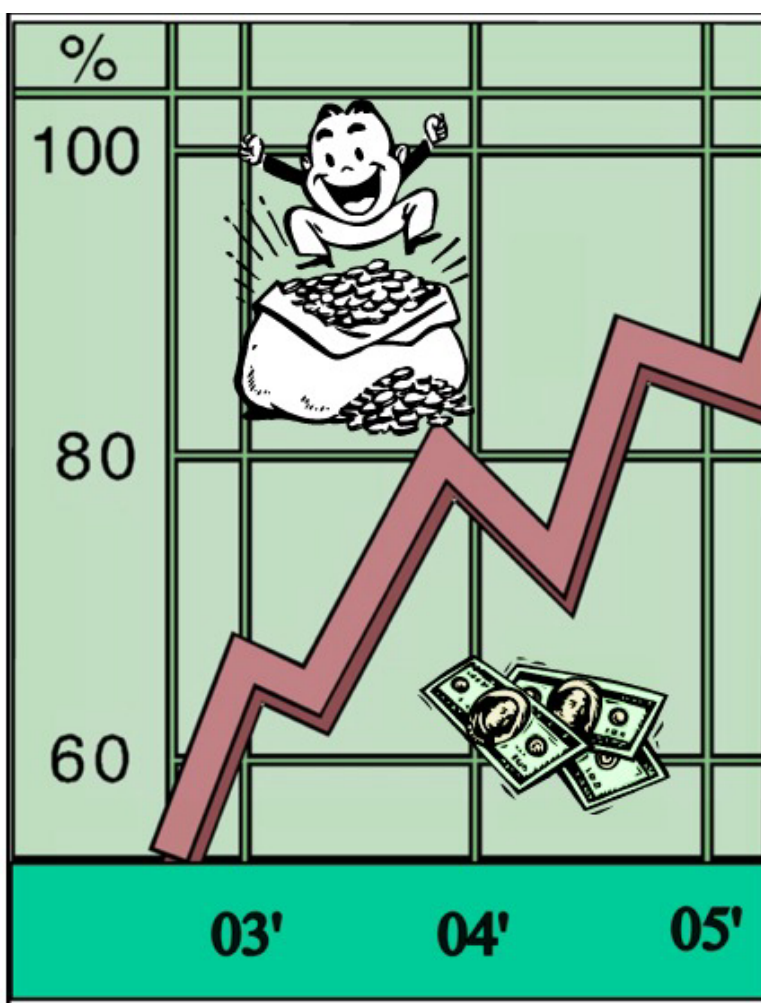


IV.

Program Office Accomplishments And Funding



REGIONAL PROGRAM OPERATIONS

Overview of FY 2005 Program Activity

Program Category	Funding Activity	Program Inventory
CPD		
<i>CDBG, HOME, ESG, HOPWA -</i>	\$971.7million	207 grantees/195 programs
<i>Continuum of Care -</i>	\$242.3 million	479 grantees/2,230 grants
FHEO		
<i>FHIP AND FHAP -</i>	\$5.6 million	22 grant recipients
SINGLE FAMILY HOUSING		
<i>Counseling Grants -</i>	\$1.6 million	28 grant recipients
<i>Mortgage Insurance -</i>	\$6.5 billion	62,800 endorsements
MULTIFAMILY HOUSING		
<i>Mortgage Insurance</i>	\$2.4 billion	140 projects/16,885 units
<i>Section 8 Subsidized</i>	\$2 million	1,443 projects/90,886 units
PUBLIC HOUSING		
		155 PHAs
<i>Capital and Operating Funds -</i>	\$301.6 million	1,015 projects/55,734 PHA units
<i>Housing Vouchers -</i>	\$3.1 billion	337,593 Vouchers
INDIAN HOUSING		
<i>IHBG -</i>	\$180 million	223 Grantees
<i>TIHD -</i>	\$21.33 million	14,252 IHA units

PROGRAM DIRECTORS

Program Directors are responsible for the direct oversight of the various HUD programs.



Carol Clark
LR - SF



Chuck Hauptman
FHEO - SF



Faye Austin
OGC - SF



Janet Browder
MF - SF



Janet Neville
Admin - SF



Rob Jolda
EMAS - SF



Steve Sachs
CPD - SF



Stephen Schneller
PH - SF



Mike Flores
PH - Honolulu



Mark Chandler
CPD - Honolulu



William Vasquez
CPD - LA



Bill Bolton
MFH - LA



Cecilia Ross
PH - LA



Gwendolyn Tolbert
LR - LA



Jim Beaudette
OIG RIGA - LA



Joan Hobbs
OIG RIGA - LA



Robert Ross, Jr.
DEC - LA



Raphael Mecham
SWONAP - Phx



Joe Bates
HOC - SA



COMMUNITY PLANNING AND DEVELOPMENT Funding and Activities

Program Operations – The community planning and development program provides core funding and technical assistance to over 680 grantees and participating jurisdiction in Region IX. The level of annual funding for CPD formula programs is over \$980 million annually.

The table below shows the 2005 allocations for core formula programs.

Region IX - FY 2005 CPD Formula Funding Levels (in millions)					
	CDBG	HOME (inc ADDI)	ESG	HOPWA	Total Funding
<i>Arizona</i>	\$60.4	\$26.6	\$2.3	\$1.9	\$91.2
<i>California</i>	\$526.6	\$267.6	\$6.4	\$20.3	\$820.9
<i>Hawaii</i>	\$22.1	\$10.2	\$0.9	\$0.6	\$33.8
<i>Nevda</i>	\$22.4	\$12.3	\$0.4	\$1.1	\$36.2
Totals	\$631.5	\$316.7	\$10.0	\$23.9	\$982.1

The Community Develop Block Grant program marked its 30th anniversary in 2004.

Ninety percent of HOPWA funds are distributed by formula to cities and states based on the number of AIDS cases reported to the Centers for Disease Control and Prevention. In FY 2005 additional funds were provided to select municipalities to provide compassionate assistance to persons with HIV/AIDS whoa are in households experiencing a high risk of homelessness. In Region IX \$1,425,362 in additional funding was provided to the Alameda County HA.

Homeless Programs – The funds available for the Continuum of Care competition can be used under any of three programs that assist in creating systems for combating homelessness. The three programs are Supportive Housing (SH), Shelter Plus Care (SPC) and Section 8 Moderate Rehabilitation Single Room Occupancy for Homeless. Funding received by communities and service organizations in Region IX for 2005 is shown in the table below.

Region IX - FY 2005 Continuum of Care Funding (by Grant Program Type)					
	Shelter Plus Care (SPC)	SPC Renewal	Supportive Housing Program (SHP)	SHP Renewal	Total Funding
<i>Arizona</i>	\$0	\$6,953,112	\$2,184,579	\$19,454,777	\$28,592,468
<i>California</i>	\$24,616,260	\$43,757,220	\$11,802,704	\$114,959,008	\$195,135,192
<i>Hawaii</i>	\$1,414,800	\$1,326,240	\$885,220	\$3,007,369	\$6,633,629
<i>Nevda</i>	\$1,069,260	\$1,352,892	\$1,761,683	\$3,164,141	\$7,347,976
Totals	\$27,100,320	\$53,389,464	\$16,634,186	\$140,585,295	\$237,709,265

In FY 2005, a dozen pilot programs in 11 cities around the country received two-year grants through HUD's new *Housing for People Who Are Homeless and Addicted to Alcohol* program, a special initiative designed to assist homeless persons who also struggle with chronic alcoholism. The five grants that were awarded to jurisdictions in Region IX are as follows:

- Contra Costa, CA - \$996,786 for 40 persons
- San Francisco, CA – \$988,458 for 62 persons
- San Jose, CA – \$998,831 for 42 persons
- Santa Cruz, CA – \$706,773 for 33 persons
- Santa Monica, CA - \$717,150 for 30 persons

FY 2005 Highlights

Workshops and Conferences

Conference on Community Land Trusts: The San Francisco CPD Office held a conference to promote the expansion of homeownership opportunities. On November 18-19, 2004 approximately 75 participants attended the conference in San Mateo, CA on Community Land Trusts (CLT). CLTs purchase land, rehabilitate properties, and rent or sell properties to low-income persons. The renters or owners enter into an agreement to rent or sell the property to another low-income person at an affordable price. Participants also learned how CLTs help develop community facilities, preserve open spaces, and work with other community groups to promote economic opportunities.

HOME & CDBG Working Together Workshops: A workshop for HOME grantees was held during the week on February 8 - 9 in Los Angeles. The workshop provided attendees with information on how HOME grantees can strategically combine HOME and CDBG program resources to make the best use of each and ensure compliance with both sets of program rules. All HOME jurisdictions within the CPD Los Angeles area were invited.

American Dream Down Payment Initiative Workshop: On February 10, Los Angeles CPD staff conducted a workshop for HOME Participating Jurisdictions (PJs). The workshop focused on the new ADDI rules and regulations, similarities and differences between ADDI and the HOME Program. The workshop showed HOME PJs in how to integrate ADDI into an existing down payment assistance program. Ontario, San Diego and Long Beach shared their implementation strategies with the audience.

CPD Regional Energy Efficiency Conference: Over 200 participants attended CPD's *Energy Efficiency and Affordable Housing Conference* cosponsored by the Enterprise Foundation and BP Solar. The event included participants from southern California entitlement communities, participating jurisdiction, public housing authorities, non-profit housing developers, and energy service providers. The event included a plenary presentation by the Regional Energy Representative on HUD's Energy Action Plan and breakout workshops on:

- Funding Programs Available for Energy Efficient Housing (SCE, HMG)
- Energy Audits – How to Know What your Housing Needs (Performance 4)
- Green Building standards and examples of successful projects for single and multifamily projects (Global Green, City of Santa Monica, RCAC, and BP Solar)

Conference On Preserving Affordable Housing: Due to the large number of projects with expiring affordability requirements in the next five years, CPD held a conference in Tempe, Arizona on preserving affordable housing. Approximately 50-60 persons attended the December 2004 conference to discuss methods and financing options to preserve housing units' affordability when the affordability period expires. Guest speakers included HUD CPD staff, HUD Multifamily staff, State of Arizona staff, representatives from financial institutions, and nonprofit housing developers.

Technical Assistance Training

The Consolidated Plan Management Process: During November and December 2004, the San Francisco CPD office provided five trainings on the Consolidated Plan Management Process (CPMP) Tool in Las Vegas, San Francisco, Sacramento, Fresno, and Phoenix. Approximately 10-45 persons attended each meeting. Over 100 persons were trained on the CPMP tool. The training included an overview of the Consolidated Plan policies and procedures, streamlining options, and a demonstration of the Consolidated Plan Management Process Tool.

Advanced HOME Program Training: To assist grantees in increasing the effectiveness of CPD's affordable housing programs San Francisco CPD staff provided training on January 11-13, 2005. CPD staff held Advance Home Program Training for State of California HOME recipients. Training topics included methods of financial and non-financial rental project analysis, structuring various financing mechanisms in projects, and implications of HOME requirements for rental project financing. Participants were able to analyze development budgets and pro formas, as well as gain strategies for combining HOME with other financing resources such as Low-Income Housing Tax Credits, Section 108 Loan guarantees and CDBG for rental housing development.

HOME Program Monitoring Technical Assistance: On April 12 – 14, Honolulu CPD staff provided HOME Program monitoring training to about 50 participants managing HOME funding in Hawaii and the Pacific Insular Area. ICF Kasier, HUD National HOME Program technical assistance provider, conducted the training. Participants gained an understanding of the complexities of affordable housing projects and ways to accomplish affordable housing goals and objectives.

CPD/FHEO Training: CPD, in coordination with FHEO, provided technical assistance to grantees on Fair Housing initiatives. On August 29 – September 1, 2005 Insular Area Executive Leadership Training was provided to Directors and Board Members from the Insular Areas. This was the first time the attendees received FHEO training. Topics included: overview of CPD programs, overview of PH programs; and overview of other programs such as fair housing and labor standards. The CPD/FHEO training resulted in the Insular Area leadership having a greater understanding and appreciation of the FHEO laws and the applicability of fair housing laws.

Other Activities And Information

New BOSS Complex: On June 9, San Francisco CPD staff attended the opening and showing of a new transitional living project in Berkeley, CA. Building Opportunities for Self-Sufficiency (BOSS), the nonprofit developer, has received extensive technical assistance from CPD staff to increase capacity and improve administration of their homeless grants. Now open for business, the new project provides 12 new units of transitional housing as well as much needed physical improvements to an adjoining building used as an emergency shelter.

More information about CPD programs may be obtained at:
http://www.hud.gov/offices/cpd/about/cpd_programs.cfm



FAIR HOUSING AND EQUAL OPPORTUNITY FUNDING AND ACTIVITIES

The Fair Housing Act protects Americans from housing discrimination because of race, color, religion, sex, national origin, familial status or disability. Fair Housing and Equal Opportunity programs and enforcement activities ensure that all persons have an equal opportunity to obtain housing and access housing programs and services.

Building Enforcement Capacity - The Fair Housing Initiative Program (FHIP) and the Fair Housing Assistance Program (FHAP) are key elements of HUD's fair housing strategy. The table below provides a summary of FY 2005 funding awards.

Region IX 2005 FHEO Funding Awards

	FHIP	FHAP	Total Award
<i>Arizona</i>	\$219,535	\$603,774	\$823,309
<i>California</i>	\$2,304,212	\$1,974,753	\$4,278,965
<i>Hawaii</i>	\$220,000	\$111,018	\$331,018
<i>Nevada</i>	\$203,629	\$0	\$203,629
Totals	\$2,947,376	\$2,689,545	\$5,636,921

Enforcement Actions – Region IX's Office of Fair Housing and Equal Opportunity (FHEO) has maintained a productive and effective enforcement operation. During fiscal year 2005, FHEO staff investigated and closed 233 cases – 19 cases were recommended for issuance of a formal charge of discrimination; 71 cases were conciliated, obtaining \$1,447,158 in relief to victims of discrimination; 107 were closed with findings of no reasonable cause that discrimination had occurred; and 36 cases were closed administratively. FHEO Region IX also referred 9 cases to the Department of Justice for criminal investigation.

The Region's four FHAP agencies (California Department of Fair Employment and Housing, Arizona Attorney General's Office, City of Phoenix Equal Opportunity Department, and Hawaii Civil Rights Commission) also had a productive year. Collectively they closed 970 cases: 45 were issued a formal charge of discrimination; 375 were conciliated, obtaining \$196,159 in relief to victims of discrimination; 477 were closed with findings of no reasonable cause that discrimination had occurred; and 73 cases were closed administratively.

Following are some examples of the types of complaints resolved and relief obtained:

Complaint Against San Diego Condo Developer: In one case filed in San Diego against the developers of a luxury high-rise condominium, Regional FHEO staff obtained a settlement worth more than 1.4 million dollars in relief and retrofits. The allegation made by the complainant was that the property was not designed and constructed as required by the Fair Housing Act to make the units accessible to individuals with disabilities. Respondents, Lambert Development LLC, Roel Construction Co., Inc., and Carrier Johnson were responsible for the newly constructed 221-unit Renaissance Condominium Development in San Diego. The Respondents agreed to make about \$200,000 in common- area retrofit improvements, as well as contribute 1.2 million dollars up-front, for the establishment of a structured retrofit-trust fund. The trust fund will benefit and enable aggrieved residents and future residents with disabilities to make needed accessibility improvements.

Evans v. Perma-Bilt, et al: HUD charged Perma-Bilt Corporation, a Nevada-based corporation with violating the Fair Housing Act by discriminating against a family of the children's disabilities. San Francisco FHEO's investigation in *Evans v. Perma-Bilt, et al.* (HUD Case No. 09-02-0774-8) revealed that the children suffer from severe respiratory ailments including asthma and are hypersensitive to mold. The Complainants discussed their concerns about their children and mold with a Perma-Bilt sales agent before entering into a purchase agreement for a home to be built in Las Vegas. After entering into the agreement, the Complainants noticed what appeared to be mold growing on two studs in the house. Perma-Bilt refused to allow the family to test and treat the frame for mold even though the family was prepared to pay for the work. Ultimately, the developer unilaterally cancelled the sales contract. Perma-Bilt refused to engage in any further dialogue and stood by the contract cancellation. A formal charge of discrimination was issued and the complaint was referred to the U.S. Department of Justice for trial in federal court. DOJ negotiated a settlement agreement that required the defendants to pay the Complainants \$60,000 in monetary damages, included an injunction prohibiting further acts of discrimination, and that also required the posting of non-discrimination policies, employee training, and reporting to DOJ Civil Rights Division for a period of three years.

Torres v. Carefree Country Mobile Park: In the case of *Torres v. Carefree Country Mobile Park*, HUD Case No. 09-03-0831-8, the Complainant was informed in writing by the Respondents that he could not use the swimming pool at his apartment complex because he had Hepatitis C and was HIV positive. He alleged that he was threatened with eviction if he entered or went near the swimming pool or spa. What made this case interesting and difficult was the fact that the Respondents relied on a Nevada State law that classified HIV as a communicable disease and as such barred individuals with an identified communicable disease from access to public swimming pools. The Respondents claimed they were only following the law. After receiving the HUD complaint the Respondents checked with the County to see if the law was being enforced by local government and after being told it was not, they withdrew their objection to the Complainant's use of the pool. However, the dignitary harm and damages incurred by the Complainant as a result of the Respondent's actions were real and compensated for only because of the tireless efforts of San Francisco FHEO Investigators.

Referrals To Department Of Justice – Breach Of Conciliation Agreements: FHEO's work is not complete once the settlement of a complaint is achieved. Settlements that are breached by the housing provider are enforced by referring the breach to the Department of Justice for filing in federal district court. In FY2005, Region IX FHEO referred one such breach to DOJ. Regional FHEO signed the original Conciliation Agreement in 2004. In the Agreement, the Respondent agreed to pay Complainants a total of \$1,000.00 in relief, refinance the Complainants' first and second mortgages as one loan with a 30-year fixed rate of interest at prevailing market rates, waive all pre-payment penalty and closing costs, and attend fair housing training with an emphasis on fair lending practices. The Respondent failed to do any of the agreed upon conditions of the agreement. Consequently, DOJ was able to make the Respondent attend fair housing training and pay the Complainant's \$8,358.85 to compensate for their failure to perform as promised on the other provisions of the agreement.

FHEO Training: The San Francisco FHEO staff provided several training events that were designed to educate both the public and housing providers about fair housing laws and responsibilities. Examples of some of the training were:

- FHEO staff trained more than 250 employees of the Pacific Property Management Company (PAM).
- FHEO staff trained more than 100 members of the American Housing Management Association.
- Another 70 individuals, employees of the Monterey County Housing Authority, attended fair housing training conducted by San Francisco FHEO staff.

FHEO Education and Outreach Program: Willard McClure, an Equal Opportunity Specialist in the San Francisco Office, along with the President of the California Home Loan Network and the Sacramento Realist Association, created an Education and Outreach program, "Get on the Bus Tour", that resulted in 40 families becoming homeowners. The program included five weekly sessions held at a local community college in which FHEO Specialist McClure participated. The initial weekly session focused on providing participants with an overview of fair housing and HUD's goal of creating 5.5 million new homeowners by 2010. Brokers, Realtors, Escrow Officers and Appraisers conducted free weekly sessions designed to provide potential homeowners with comprehensive, easy to understand information on the homebuying process from A to Z. The project concluded with a bus tour where participants were taken to a variety of neighborhoods to view homes they were already pre-qualified to purchase.

Additional information about fair housing programs may be found at:

<http://www.hud.gov/progdesc/fheoindx.cfm>



HOUSING - MULTIFAMILY FUNDING AND ACTIVITIES

FHA multifamily programs have been principally aimed at providing housing for households of modest incomes. Some of the Multifamily Housing challenges during FY 2005 were:

- Demand for rental housing continued to outpace supply in most rental markets
- Household incomes for renters have not kept pace with inflation, especially for low-income renters
- Nearly one million renter households in California (25%) spent more than half of their income on rent

Region IX – FY 2005 Multifamily Production (Firm Commitments by category type)						
		New Const./ Substantial Rehabilitation	Health Care (232)	Refinance/ Purchase (223f and 223a7)	Risk Sharing (HFA/QPE)	Mobile Home Parks (207)
Arizona	# Projects	5	3	10	1	
	# Units	1,056	412	1,011	125	
	Mortgage \$	\$61,959,100	\$22,048,900	\$33,251,800	\$2,889,300	
California	# Projects	6	25	69	10	1
	# Units	1,173	3,418	6,992	1,097	173
	Mortgage \$	\$111,877,300	\$150,795,200	\$327,519,300	\$76,648,600	\$3,770,000
Hawaii	No Production					
Nevada	# Projects	2	1	5	1	
	# Units	294	255	542	232	
	Mortgage \$	\$20,866,800	\$17,856,300	\$18,03,100	\$659,000	
Combined	# Projects	13	29	84	12	1
	# Units	2,523	4,085	8,545	1,454	173
	Mortgage \$	\$194,703,200	\$190,700,400	\$378,802,200	\$80,197,900	\$3,770,000

In Hawaii, skyrocketing construction costs, high land costs, and the limited availability of qualified contractors have limited the development of low- and moderate-income projects.

Asset Management

Currently there are over 1,400 subsidized multifamily projects in Region IX with over 90,000 units. All assistance is "project-based" which means that HUD commits a subsidy for the assisted units of a particular mortgaged property for a contractually determined period. HUD provides Section 8 rental subsidies to the owners pursuant to a HAP Contract. During FY 2005, \$2 billion was provided in subsidy for over 90,000 units.

Region IX – Multifamily Subsidized Projects Inventory		
State	Number of Projects	Number of Units
Arizona	140	7,809
California	1,181	77,300
Hawaii	81	2,757
Nevada	41	3,020
Combined	1,443	90,886
Multifamily website		

Section 202 Projects – Region IX has a large inventory of active senior housing projects. The table to the right provides a summary of Section 202 projects. In FY 2005, \$1,470,898 in predevelopment funding was provided to seven sponsors of Section 202 Elderly Housing projects in the following two Region IX states:

- Arizona - \$361,903
- California - \$1,108,995.

Region IX – Section 202 Projects		
State	Number of Projects	Number of Units
<i>Arizona</i>	<i>50</i>	<i>3,190</i>
<i>California</i>	<i>309</i>	<i>21,567</i>
<i>Hawaii</i>	<i>30</i>	<i>586</i>
<i>Nevada</i>	<i>11</i>	<i>631</i>
Combined	400	25,974
Information from Multifamily web site		

Below are some examples of Section 202 projects that were finally closed during the fiscal year.

Lesley Gardens: Lesley Gardens, a 64-unit Section 202 senior rental community located in the coastal farming town of Half Moon Bay, south of San Francisco, was finally closed on May 31, 2005. There are community rooms in the main building, a lobby and adjacent office, a library and a computer room which provides free high speed access to the Internet for the residents. There are also two small lounge areas, a kitchen, meeting room and a large fireside community room with high ceilings and lots of light, which is an important design feature in a foggy coastal town like Half Moon Bay.



The design of Leslie Gardens incorporates architectural elements of farm living, with spacious landscaped grounds and a large courtyard.



Gault Senior Housing, a Section 202 property located in Santa Cruz, California, was finally closed on June 29, 2005

Gault Street Senior Housing: Gault Street Senior Housing is a 37-unit, three-story building that includes a mix of studio and one-bedroom apartments for seniors, a community room with a kitchen, library, computer lab, laundry facilities and garden areas. The building was designed with input from seniors, social service providers, the neighborhood, and other interested parties and reflects the nature of the residential neighborhood.

George And Lois Brown Estates: Twenty-two new units for adults with disabilities in Southern Nevada were closed. The Open House and Dedication Ceremony for George and Lois Brown Estates in Henderson, NV was Monday, November 22, 2004. Residents may choose to live alone in a one-bedroom unit or share a two-bedroom unit with a roommate or family member. Designed for full accessibility, most apartments include wheel-in showers, community space for social or family activities, entry card security system, carpeting and laundry facilities. Accessible Space, Inc. (ASI) partnered with U.S. Department of Housing and Urban Development (HUD), City of Henderson Neighborhood Services Division, Low Income Housing Trust Fund, the HOME Program, the Community Development Block Grant Program; Clark County Department of Finance/HOME Funds; Federal Home Loan Bank of Des Moines Affordable Housing Program/U.S. Bank National Association, N.A.; and the Nevada Governor's Council on Developmental Disabilities.



Multifamily Property Training: Multifamily training on property energy efficient property management practices was conducted in February and March in partnership with the Energy Action Training Academy, a program funded by the California Public Utilities Commission. The energy efficiency training was provided on February 16-17 and March 22-23. The training program included two courses:

- *Energy Efficiency for Property Managers* – A basic course for property managers on monitoring energy consumption and approaches and resources for undertaking energy efficiency improvements.
- *Energy Efficiency for Maintenance Staff* – A hands on comprehensive building operations course for maintenance personnel. The course reviews techniques useful for reducing energy consumption and maintaining energy efficient building systems.

Multifamily Staff Training On Energy Efficiency: HUD's Regional Energy Representative and Con Sol Engineering provided training to the San Francisco Field Office's Multifamily staff on updates to Title 24, California's energy performance standards. The standards, which went into effect in October 2005, materially effect building energy performance requirements for all new construction projects. Information was provided on new energy design requirements for hot water and HVAC systems, lighting, insulation, and building construction quality. The training program also included presentations on Energy Star rebate programs for new construction.

Quarterly Newsletter: Multifamily's newsletter, Pacific Currents, was issued in December to keep industry partners apprised of the latest happenings and policies. Because of budgetary constraints, the newsletter was not printed and mailed but was posted in electronic format on the internet. The webmaster posted the December 2004 edition of the San Francisco Multifamily Hub quarterly newsletter on the Internet website. Property owners and property management companies may view past newsletters and subscribe to the electronic version of the newsletter by going to:

<http://www.hud.gov/local/ca/working/localpo/mfhsgnews.cfm>

More information about multifamily programs may be found at:

<http://www.hud.gov/offices/hsg/mfh/progdesc/progdesc.cfm>



HOUSING – SINGLE FAMILY FUNDING AND ACTIVITIES

The Federal Housing Authority (FHA) has been the major provider of low down payment loans for households with moderate and low income. FHA provides a unique mortgage product for borrowers who have found obtaining mortgage financing in the private conventional market difficult. Following were some of the Single Family Housing challenges during FY 2005:

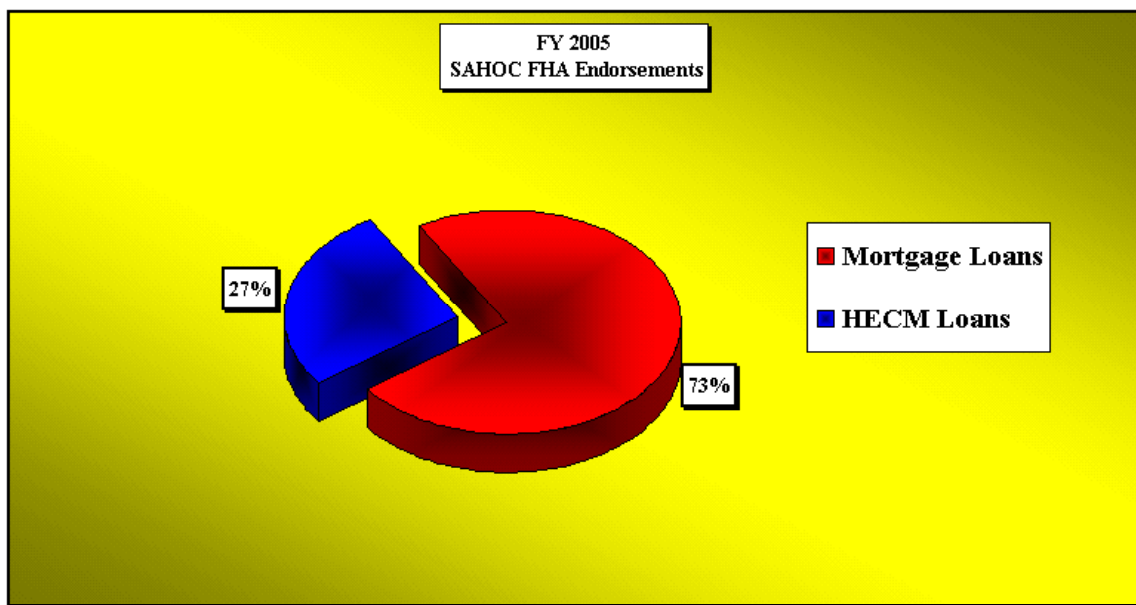
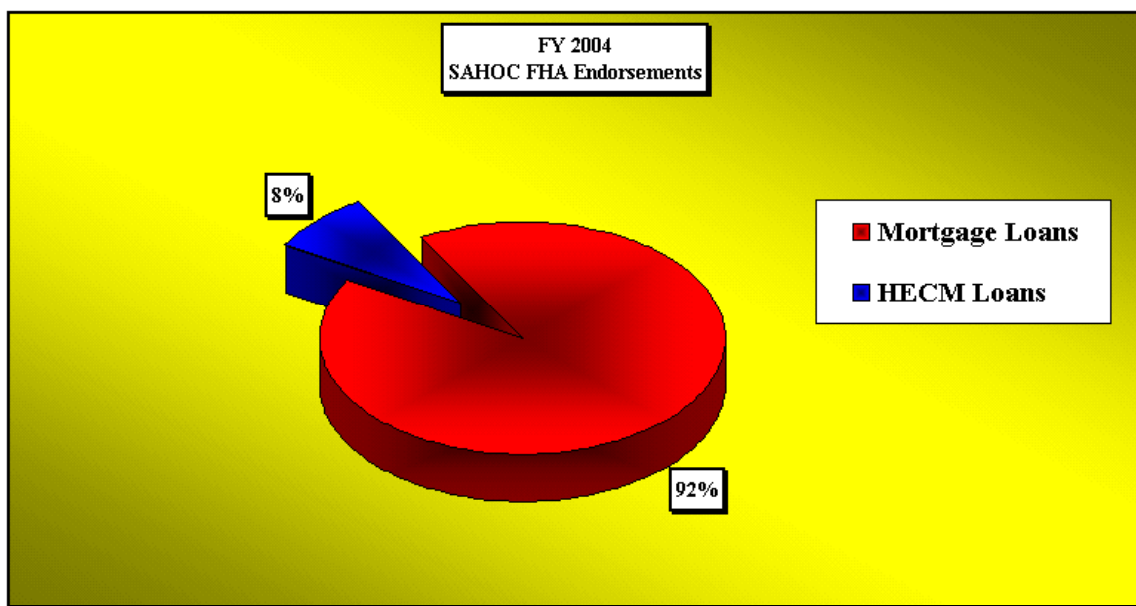
- The homeownership rates in Region IX were among the lowest in the country
- FHA production in Region IX has significantly fallen off during the last two years
- Nine of the top ten MSAs with the greatest percentage increase in home price were in Region IX and the price of housing was significantly more than the national median home price in most markets
- The income required to purchase a median priced home in three states (California, Hawaii, Nevada) exceeds the State median income

Program Production - In Region IX, The Santa Ana HOC transacted just over 62,700 endorsements in FY 2005 with a volume over \$6.5 billion. The Region's FHA default rate was 3.62% at the end of FY 2005 compared to 6.36% nationwide. Default rates have generally declined.

Region IX – 2005 Housing Counseling Grants/Approved Agencies		
State	2005 Funding	Number of HUD-Approved Counseling Agencies
<i>Arizona</i>	<i>\$181,175</i>	<i>3</i>
<i>California</i>	<i>\$1,783,647</i>	<i>22</i>
<i>Hawaii</i>	<i>\$0</i>	<i>0</i>
<i>Nevada</i>	<i>\$310,250</i>	<i>3</i>
Combined	\$2,275,072	28

Counseling - The Office of Single Family Housing also play a important role in developing the capacity of community-based organizations to provide housing and financial counseling services. In FY 2005, 28 agencies in Region IX received almost \$2.3 million from HUD for a variety of housing counseling services. The following website provides information regarding HUD-approved housing counseling agencies in Region IX:

<http://www.hud.gov/offices/hsg/sfh/hcc/hcs.cf?m?webListAction=search&searchstate=CA>



With the increase in equity experienced by many Region IX homeowners over the age of 65, HUD's Home Equity Conversion Mortgage (HECM) has helped many senior owners pay their bills and remain in their home. In the SAHOC jurisdiction, HECM loans have grown from 8.0 percent of our endorsement activity in FY 2004 to 27.0 percent last year. Nationally, FHA's HECM product has captured a 90.0 percent share of the reverse mortgage market.

Single Family Housing National Lender Training: More than 500 people attended the Federal Housing Administration's national training program given by the Santa Ana Homeownership Centers' Processing and Underwriting Division for FHA professionals in Garden Grove. The three-day training, conducted November 16 through November 18, 2004, provided attendees the opportunity to interact with FHA's senior Single Family staff and members of the local Homeownership Center. The program focused on specific issues and problems confronting the industry today and provided participants with a basic understanding of FHA Single Family programs, policies and procedures.



FHA Update 2005 Training: On February 16 and 17, 2005 staff from the Santa Ana Homeownership Center, Processing and Underwriting Division conducted a 2-day FHA Update 2005 training in Palm Springs, CA to FHA lenders, underwriters, processors, appraisers, inspectors, and other real estate professionals. The seminar was devoted to FHA mortgage credit issues including Home Equity Conversion Mortgages, Energy Efficient Mortgages, FHA TOTAL Scorecard, Post-tech Endorsement Review procedures, the 4 C's of FHA underwriting and "How to Complete an FHA Appraisal". The seminar was co-sponsored by the Association of Professional Mortgage Women – Raincross. Approximately 75 people attended the 2-day seminar period.

HOC Training: On April 19, the Program Support Division provided training at the Santa Ana Homeownership Office. The training was on FHA's Home Equity Conversion Mortgage (HECM) and was offered to HUD-approved housing counseling agencies from the Southern California area. The training included basic requirements for counseling, underwriting criteria, and AARP protocols to become an AARP certified HECM Counselor. Los Angeles Public Housing staff provided information about the Housing Choice Voucher Homeownership Program. Thirty counselors from 20 housing counseling agencies attended the session.



Rhonda Rivera, SAHOC Program Support Division Chief presented training on both training days.

On April 20, the Program Support Division conducted a training session for nonprofit organizations including Faith Based, and local government entities focusing on expanding homeownership and affordable housing opportunities. Representatives provided general program information on FHA, HOME, Section 8 Homeownership, Colonias, Fair Housing programs, CPD, and Public Housing. Rhonda Rivera, Chief, Program Support, provided information on the process for becoming a HUD approved housing counseling agency. Thirty-six participants attended from 25 organizations.

More information about single-family programs may be found at:
<http://www.hud.gov/offices/hsg/sfh/ins/singlefamily.cfm>



PUBLIC HOUSING FUNDING AND ACTIVITIES

Public Housing programs provide housing for households with the greatest need through fixed public housing projects and Housing Choice Vouchers. PIH programs comprise the majority of HUD's budget and serve the greatest number of low-income beneficiaries serviced.

Operations Profile – There are over 150 public housing authorities in Region IX. PHAs manage more than a thousand public housing projects with more than 61,000 low-rent units. They provide Housing Choice vouchers for more than 330,000 families. The following tables summarize the scope of PHA operations by state.

Region IX - PHA Operations Number of Projects/Units				
	Number of PHAs	Number of Low Rent Projects	Number of Low Rent Units	Number of Voucher Units.
<i>Arizona</i>	25	126	6,820	20,552
<i>California</i>	114	764	44,651	289,745
<i>Hawaii</i>	7	74	6,113	14,921
<i>Nevada</i>	6	49	4,256	12,375
Totals	152	1,013	61,840	337,593

Significant Program Funding – PHA operations are largely funded from HUD appropriations. The following tables summarize the level of funding provided to PHAs in Region ix.

Region IX - FY 2005 Section 8 Funding (by Grant Program Type)			
	Housing Voucher Funding	Mod Rehab/SRO Funding	Total Section 8 Funding
<i>Arizona</i>	\$127,400,672	\$1,442,780	\$128,843,452
<i>California</i>	\$2,746,057,817	\$282,245,866	\$3,028,303,683
<i>Hawaii</i>	\$114,887,002	\$170,778	\$115,057,780
<i>Nevada</i>	\$79,447,659	\$1,361,599	\$80,809,258
Totals	\$3,067,793,150	\$285,221,023	\$3,353,014,173

Region IX - FY 2005 Capital and Operating Funds			
	Capital Fund Authorizations	Operating Fund Authorizations	Total Public Housing Funding
<i>Arizona</i>	<i>\$10,102,229</i>	<i>\$17,081,489</i>	<i>\$27,183,718</i>
<i>California</i>	<i>\$108,054,341</i>	<i>\$112,933,318</i>	<i>\$220,987,659</i>
<i>Hawaii</i>	<i>\$15,044,330</i>	<i>\$14,818,775</i>	<i>\$29,863,105</i>
<i>Nevada</i>	<i>\$7,740,596</i>	<i>\$15,892,142</i>	<i>\$23,632,738</i>
Totals	\$140,941,496	\$160,725,724	\$301,667,220

PHA Self Sufficiency and Homeownership Initiatives

– PHAs have an important role in promoting self-sufficiency and assisting families to become homeowners. In 2005, nearly 1,000 persons participated in the Family Self Sufficiency Program. Additionally, 184 assisted families became homeowners. The table on the right summarizes homeownership activity by state.

Region IX - FY 2005 PHA Homeownership		
	Number of Closings	Number of Active FSS Participants
<i>Arizona</i>	<i>5</i>	<i>385</i>
<i>California</i>	<i>163</i>	<i>1,430</i>
<i>Hawaii</i>	<i>2</i>	<i>533</i>
<i>Nevada</i>	<i>14</i>	<i>545</i>
Totals	184	2,893

Neighborhood Network Grants - In FY 2005, two PHAs in Region IX received Public Housing Neighborhood Network grants to establish, expand or update community technology centers. They were:

- Marin County HA - \$150,000
- San Diego Housing Commission - \$200,000

FY 2005 HIGHLIGHTS

Student Homeownership: On April 11, Acting Public Housing Director, Melina Whitehead, participated in a Homeownership event that was sponsored by the Congressional Black Caucus Foundation. The event was called “Student Homeownership Opportunity Program” (SHOP) and it took place at Laney College in Oakland, CA. Other participants included, Congresswoman Barbara Lee, Simone Griffin of CBCF, and Martin White of NACA. During the workshop and on a televised interview, Melina explained how the Section 8 Voucher Program can be used to expand homeownership opportunities.

Improving Health Conditions: On June 7, the Office of Healthy Homes and Lead Hazard Control (OHHLHC) and the Phoenix Office of Public Housing provided training to PHAs on the Lead Safe Housing Rule and the Lead Disclosure Rule. The Lead Safe Housing Rule indicates that grantees that use Public Housing funds must check their units for lead-based paint and must monitor the paint that is found until such time as the unit is certified as Lead Free. PHAs were strongly encouraged to interface with the County Health Departments instead of waiting for notifications on blood levels.

PIC Training For PHAs: On April 26, several employees from the Office of Public Housing conducted a Public and Indian Housing Information Center (PIC) workshop at the Orange County Housing Authority. In attendance were representatives from the various Housing Authorities in the Southern California area. Topics discussed were the PIC single sign on transition, problem solving with Form 50058 submissions to PIC, SEMAP submissions, and the demolition and disposition process. This workshop resulted in the increase of PHA reporting rates in PIC.

Public Housing Energy Workshops: The San Francisco Public Housing staff and the Regional Energy Representative provided a series of successful workshops on Energy Performance Contracting and resource leveraging strategies. The workshops presented materials on HUD’s financing incentives, provided information on energy efficiency funding resources, and offered technical information from Energy Service Companies and energy resource providers useful in developing agency energy plans. Over 50 public housing authorities received training on Energy Performance Contracting.

Public Housing Residents Learn Construction Skills: The Housing and Community Development Corporation of Hawaii (HCDCH) partnered with the City and County of Honolulu Oahu Work Links and Windward Community College to implement a job training and placement program for public housing residents, primarily the young adults. The partnership blended the use of Youthbuild and Capital Funds to fund the training programs, which resulted in:

- 77 residents securing employment
- 1 resident completing the Laborers Union Apprenticeship Training and securing employment
- 11 residents completing facilities maintenance and construction vocational training at Windward Community College’s Employment Training Center (See photo)
- 23 residents completing a basic skills and leadership development course
- 198 residents referred to jobs using the America’s One Stop Operating System (AOSOS)
- 451 residents entered into database for job matching, referrals, and training



Additional information about public housing programs may be found at
<http://www.hud.gov/progdesc/pihindx.cfm>



Southwest Office of Native American Programs (SWONAP) Funding And Activities

The Southwest Office of Native American Programs (SWONAP) is located in Phoenix, Arizona. Today, there are 179 Federally recognized tribes located within SWONAP's jurisdictional boundaries, including; 1 in West Texas, 21 in New Mexico, 21 in Arizona, 26 in Nevada, and 108 in California. There is great diversity among the tribes, from the Pueblos of New Mexico to the small Rancherias of California.

Since 1974, HUD's Community Planning and Development Act has been available to Indian Tribes for the purposes of constructing community facilities, economic development, land acquisition, strengthening community infrastructure, or the renovation of existing housing. There are a variety of HUD programs available to Federally recognized tribes.

Indian Housing Block Grant Program (IHBG)

Funds appropriated by Congress for the Indian Housing Block Grant Program (IHBG) are made available to eligible grant recipients through a formula. The formula has two components; Need and Formula Current Assisted Stock. The Need component considers population, income, and housing conditions. The Formula Current Assisted Stock component reflects housing developed under the United States Housing Act (the predecessor of the IHBG program) which is owned and/or operated by the IHBG recipient and provides funds for ongoing operation of the housing.

Indian Community Development Block Grant (ICDBG)

The ICDBG Program provides eligible grantees with direct grants for use in developing viable Indian and Alaska Native Communities, including decent housing, a suitable living environment, and economic opportunities, primarily for low and moderate income persons.

The chart below provides a summary of the IHBG and ICDBG funding provided to Native American communities throughout Region IX.

Funding Summary – Native American Funding

Program			
IHBG			
Arizona	\$117,119,267	\$119,074,911	\$129,474,976
California	\$24,750,209	\$26,073,527	\$41,044,613
Nevada	\$8,088,235	\$6,898,066	\$9,464,239
Total IHBC	\$149,957,711	\$152,046,504	\$179,983,828
ICDBG			
Arizona	\$11,065,188	\$13,257,888	\$12,795,000
California	\$9,217,857	\$10,402,400	\$6,645,090
Nevada	\$2,256,796	\$1,815,000	\$1,815,000
Total ICDBG	\$22,539,841	\$25,475,288	\$21,255,090

Section 184 Indian Housing Loan Guarantee Program

Congress established the Section 184 Indian Housing Loan Guarantee Program in 1994. The program is designed to offer home ownership, property rehabilitation, and new construction opportunities for eligible tribes, Indian Housing Authorities and Native American individuals and families wanting to own a home on trust land or land located in an approved Indian or Alaska Native area. The program is available to Native American families that meet the qualification requirements for a mortgage, and whose tribe's have enacted certain enabling resolutions. The following chart provides a summary of loan activity in Region IX:

Section 184 Loan Guarantees		
State	Number of Loans	Loan Amounts
Arizona	88	\$13,058,530
California	110	\$34,252,109
Nevada	7	\$1,111,218
Region IX Total	205	\$48,421,857

Funding for Native Hawaiians

Forty-nine percent of Native Hawaiians experience housing problems as compared to forty-four percent for American Indian and Alaska Native households and twenty-seven percent for all other U.S. households. Similarly, thirty-six percent of Native Hawaiians live in overcrowded conditions in comparison to three percent for all other households. In addition, statistics indicate that a little over seventy percent of Native Hawaiians have incomes that fall below the median family income for Hawaii.

The Native American Housing Assistance and Self Determination Act (NAHASDA) was amended in 2000 to include a new Title VIII providing grant assistance to low-income Native Hawaiians living on Hawaiian Home lands. The Native Hawaiian Housing Block Grant Program (NHHBG) program represents the first commitment of federal grant funds, specifically, for affordable housing.

Funding amounts for the NHHBG were \$9.5 million in 2003, \$9.4 million in 2004, and \$9 million in 2005. Primary uses for the NHHBG funds include: development, housing services, crime prevention and safety, and model activities. NHHBG training funds in the amount of \$496,000 and Section 184A Native Hawaiian Loan Guarantee Program funds in the amount of \$1 million were provided in 2005. The Department of Hawaiian Home Lands, as the sole grantee, is undertaking several affordable housing activities in various Home Land communities ranging from site development, new housing construction, housing rehabilitation, and housing support services.

FY 2005 Activities

Hopi Tribe Senior Center: On July 8, 2005 there was a grand opening for the Hopi Senior Center. Hopi Tribal Housing Authority (HTHA) used \$1,200,000 Native American Housing Assistance and Self Determination Act (NAHASDA) funds to construct a 7,946 square foot Adult Day Care Center for the Village of Moencopi. The center is centrally located among the 106 HUD assisted housing units in the Village and accommodates approximately 32 elders and 12 staff.



The center provides a much-needed place for seniors to socialize and receive health education and care. Social recreational programs such as arts/crafts, ceramics, Hopi basket making, dancing and other classes for the seniors are held at the center. In addition, the tribe's Office of Elderly Services Nutrition Program provides daily lunches and nutrition classes. The facility currently has a respite area (triage) for medical services. In addition, the facility has Tele-med hookups that offer a wireless method of providing nutritional training classes, exercise and other educational classes over the television. The center not only provides seniors with a place to socialize, but also enables other family members to be employed, furthers tribal member's education, and creates a safe environment for elder family members to go. The previous center was inadequate in size, unsafe and difficult to access.

Section 184 Territory Expanded: The Pascua Yaqui Tribe of Arizona is one of the most active tribal housing and community development programs in the Southwest region. In March of 2005 Assistant Secretary Michael Liu visited the Phoenix Area to announce that the Pascua Yaqui Tribe had become the third Tribe in the Nation to successfully expand their HUD Section 184 territory to include the entire state in which the reservation is located.



Assistant Secretary Liu announces expansion of Pascua Yaqui territory.

The Pascua Yaqui tribe is the state's fourth largest tribe and a third of the tribe's roughly 16,000 members live on the reservation in Tucson. The success of their efforts will create homeownership opportunities their members might not have otherwise. By expanding their Section 184 territory to cover all of Arizona, they have also opened up new opportunities to all Native Americans that want to live in the state. Of the 21 tribes in Arizona, 10 haven't passed the requirements to participate in the program. Without Pascua Yaqui's efforts, members from these tribes would not be able to participate in the program.

Pascua Yaqui continues to serve its members with homebuyer's education and homeownership fairs (the last was held on June 18th, 2005). The Southwest Office of Native American Programs was invited to attend along with local lenders. The purpose of the event was to inform tribal members of the program and its possibilities.

Elder housing complex: NAHASDA funds (\$1,200,000) have been used by Pascua Yaqui to construct Phase I of the senior community master plan. Phase I consists of 4 five-plex senior rental buildings all located in a campus type setting with a center yard for the community gatherings. The five-plex includes two 2-bedroom and three 1-bedroom units all with their own washer/dryer.

The 20-unit provide housing for 16 families that were relocated from existing dilapidated and unsafe housing units and provide housing for 4 additional senior families from the waiting list.

The community is designed to provide for resident interaction. Today you can drive by and see the residents sitting on their chairs talking with each other on the property.

Additional information about Native American programs may be found at
<http://www.hud.gov/offices/pih/ih/onap/index.cfm>