

American Recovery and Reinvestment Act of 2009

Department of Housing and Urban Development

Program-Level Plan

Section 8 Project-Based Rental Assistance

a. FUNDING TABLE:

Activity	Funding Level
Funding Existing Section 8 Contracts	\$2,000,000,000.00

b. OBJECTIVES:

HUD's Recovery Act funds support three themes that align with the broader goals of the Recovery Act: (1) promoting energy efficiency and creating green jobs, (2) unlocking the credit markets and supporting shovel-ready projects, and (3) mitigating the effects of the economic crisis and preventing community decline. HUD's overriding objective in support of these goals is the creation and preservation of jobs.

The Recovery Act includes a \$2 billion appropriation for the Section 8 Housing Assistance Payments Program Special Allocations. The Recovery Act objective of this program is to provide a full 12 months of rental assistance payments to owners of multifamily rental housing. This creates an incentive for owners to remain in the program, which benefits low-income households that depend on the program to obtain affordable, safe and sanitary housing. Without the Recovery Act funding, many Section 8 contracts would have received less than 12 months of funding upon renewal. As a result of the Recovery Act, there will be sufficient money available to HUD to fund all expiring Section 8 contracts for a full twelve month term. Over 6,000 existing contracts—with over 450,000 assisted families—will receive additional funding as a result of the Recovery Act.

The expected benefits of this program are to preserve tens of thousands of affordable housing units and prevent homelessness. Under this program, eligible low-income families and individuals are able to afford decent housing. Projects now being assisted will continue to receive assistance and thus maintain full occupancy.

c. ACTIVITIES:

HUD will use the \$2.0 billion provided by ARRA to assure a full twelve months of funding for Section 8 contracts being renewed in FY 2009.

Project/Activity: Funding Existing Section 8 Contracts

Description: Adds money to existing contracts

Funding: \$2,000,000,000.00



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d. CHARACTERISTICS:

Type of Financial Award: B – Project Grants

Funding Amount: \$2,000,000,000.00

Methodology for Award Selection: Recovery Act money was used to increase funding for existing projects that were projected to need funding by June 2009. No new awards were made.

Type(s) of Recipients: Government - Public Nonprofit Institution/Organization, Non-Government - Profit Organization, Non-Government - Private Nonprofit Institution/Organization

Type(s) of Beneficiaries: Individual/Family

Estimated dollar amount of Federal in-house activity: \$00.00

e. DELIVERY SCHEDULE:

Milestone Description: Obligation and Disbursement of \$2.0 billion in rental assistance payments

Milestone: Obligation of \$2.0 billion in ARRA funds for rental assistance payments

Expected Completion Date: 7/31/2009

Milestone: 100% expenditure of funds

Expected Completion Date: 6/30/2010

f. ENVIRONMENTAL REVIEW COMPLIANCE:

AREA OF COMPLIANCE	FUNDING EXISTING SECTION 8 CONTRACTS
Compliance with National Environmental Policy Act (NEPA)	Under HUD regulations, Section 8 program actions are categorically excluded from NEPA.
Compliance with National Historic Preservation Act and related statutes	No new construction or rehabilitation activity is being supported under Section 8 and thus compliance with NHPA is not an issue.
Milestones dependent on environmental review process	N/A
Potential impact of environmental reviews on project implementation	N/A



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g. MEASURES:

Measure: Funds obligated by HUD

Measure Type: Efficiency

Measure Frequency: Quarterly

Direction of Measure: Increasing

Unit of Measure: Dollars

Explanation of Measure: Quantifies efficiency and timeliness by measuring the dollar amount of funds obligated by HUD on a quarterly basis.

Actual: TBD

Goal Lead: Stephen A. Martin

Measurement Methodology: HUD will collect Quarterly Recipient Reports from grantees.

How result will be readily accessible to the public: This data will be made available on HUD.gov/Recovery.

2009 Projections			2010 Projections		
<u>Original Pro-gram Target</u>	<u>Revised Pro-gram Target</u>	<u>Target (incre-mental change in perfor-mance)</u>	<u>Original Pro-gram Target</u>	<u>Revised Pro-gram Target</u>	<u>Target (incre-mental change in perfor-mance)</u>
\$7,100,000,000	\$8,500,000,000	\$1,400,000,000	\$8,200,000,000	\$8,800,000,000	\$600,000,000

Measure: Funds expended by grantees

Measure Type: Efficiency

Measure Frequency: Quarterly

Direction of Measure: Increasing

Unit of Measure: Dollars

Explanation of Measure: Quantifies efficiency and timeliness by measuring the dollar amount of funds expended by grantees on a quarterly basis.

Actual: TBD

Goal Lead: Stephen A. Martin

Measurement Methodology: HUD will collect Quarterly Recipient Reports from grantees.

How result will be readily accessible to the public: This data will be made available on HUD.gov/Recovery.



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2009 Projections			2010 Projections		
<u>Original Program Target</u>	<u>Revised Program Target</u>	<u>Target (incremental change in performance)</u>	<u>Original Program Target</u>	<u>Revised Program Target</u>	<u>Target (incremental change in performance)</u>
\$7,100,000,000	\$8,500,000,000	\$1,400,000,000	\$8,200,000,000	\$8,800,000,000	\$600,000,000

Measure: Number of Units Receiving a full 12 months of Rental Assistance

Measure Type: Output

Measure Frequency: Quarterly

Direction of Measure: Increasing

Unit of Measure: Housing Units

Explanation of Measure: Measures Program success in contributing to HUD's goal of preventing homelessness by tracking the number of housing units receiving a full 12 months of rental assistance each quarter.

Actual: TBD

Goal Lead: Stephen A. Martin

Measurement Methodology: HUD will collect Quarterly Recipient Reports from grantees.

How result will be readily accessible to the public: This data will be made available on HUD.gov/Recovery.

2009 Projections			2010 Projections		
<u>Original Program Target</u>	<u>Revised Program Target</u>	<u>Target (incremental change in performance)</u>	<u>Original Program Target</u>	<u>Revised Program Target</u>	<u>Target (incremental change in performance)</u>
780,000	1,240,000	460,000	780,000	1,240,000	460,000

Measure: Number of Unit-Months of Rental Assistance

Measure Type: Output

Measure Frequency: Quarterly

Direction of Measure: Increasing

Unit of Measure: Months of assistance

Explanation of Measure: Measures Program success in contributing to HUD's goal of preventing homelessness by tracking the number of months of rental assistance (460,000 units for 5 months in 2009 and 3 months in 2010)

Actual: TBD



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Goal Lead: Stephen A. Martin

Measurement Methodology: HUD will track each month the number of units actually paid with ARRA funds and report on a cumulative basis each fiscal year.

How result will be readily accessible to the public: This data will be made available on HUD.gov/Recovery.

2009 Projections			2010 Projections		
<u>Original Program Target</u>	<u>Revised Program Target</u>	<u>Target (incremental change in performance)</u>	<u>Original Program Target</u>	<u>Revised Program Target</u>	<u>Target (incremental change in performance)</u>
12,580,000	14,880,000	2,300,000	13,500,000	14,880,000	1,380,000

h. MONITORING AND EVALUATION:

(1) Data Collection and Reporting

- a. Financial Reports: HUD has two financial reports that will be generated and analyzed on a weekly basis. These include a Summary Financial Report that indicates the amount of funds for each program, and a Funding Notification Report, which shows the amount of funding by program for every jurisdiction, including local governments and some states.
- b. Quarterly Recipient Reports: The cornerstone of HUD's monitoring and evaluation system is the project and contract data collected from grantees. The Recovery Act specifically requires data collection fields for grantees and contractors. In addition to these data, HUD will also collect program-specific measures from grantees (e.g., the number of units in contracts being renewed with stimulus funds etc.).

- (2) Ongoing Grantee Management: HUD categorizes grantees by risk, then monitors and allocates interventions, including training, technical assistance and if warranted, disciplinary action, accordingly. For the Section 8 program, high risk grantees are owners receiving more than \$10 million in funds annually. To ensure timely expenditure of funds, HUD will track payments on a monthly basis to verify that owners are utilizing the funds, and will recapture amounts not being used in a timely fashion. To ensure budget/cost compliance, HUD will monitor each monthly voucher for accuracy and will reduce payments where errors are discovered. To ensure legal compliance, HUD will require annual financial statements and on-site annual reviews to evaluate both the condition of the project and the accuracy of tenant eligibility documentation. Actions for non-compliance include on-site management reviews and contract termination.



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i. and j. TRANSPARENCY AND ACCOUNTABILITY:

With respect to reporting, OMB has issued detailed guidance on the requirements for recipients of the Recovery Act funds. Specifically, each prime and first tier recipient is required to report specified information to HUD 10 days after the end of each calendar quarter. This includes but is not limited to a detailed list of all projects and activities for which Recovery Act funds were obligated or expended, an evaluation of the completion status of the project or activity, and an estimate of the number of jobs created or retained. In addition to the overarching requirements of the Recovery Act, HUD has also identified a number of program-specific measures that will be collected through this reporting process.

HUD expects that the transparency requirements of the Recovery Act, specifically the requirement to publish both spending and recipient performance reports, will create accountability amongst its managers and grantees. That said, HUD will establish additional internal management controls to create a greater level of accountability for performance. The HUD Recovery Act program management team will work with the leads of the program and cross-cutting teams to prepare a bi-weekly program snapshot report for the steering committee to review with the Deputy Secretary and Secretary. Drawing from the program and risk management plans, the reports will include summary-level quantitative financial and programmatic performance measures and targets, key milestones, and issues or risks. Interim spending and performance targets will be set to ensure that annual objectives from the program plans are met. Performance data will be summarized by grantee risk category, as defined in the agency's risk management plan. Performance measure targets and milestones that are missed, or that are in jeopardy of being missed, will be accompanied by an explanation of the reasons why, including any issues affecting progress and the specific plan for their resolution or mitigation. The report will also identify specific grantees with performance issues, and summarize the actions being taken to address them. In addition to the bi-weekly reporting, each program team will meet with the Secretary, Deputy Secretary and Steering Committee on a monthly basis to review a more detailed set of Recovery Act performance measures. On a quarterly basis, these monthly meetings will include updated grant recipient data described above.

k. BARRIERS TO EFFECTIVE IMPLEMENTATION:

No barriers have been identified at this time.

l. FEDERAL INFRASTRUCTURE INVESTMENTS:

This program does not invest in Federal Infrastructure.

