

Michigan State University's Leadership Training Program for Public Housing Commissioners and Resident Leaders

October 25, 2002

Distance Learning Session:

“How to Stay Informed & Updated
About Public Housing Policies and
Procedures”

Overview of Presentation

- The Organization of HUD
- FY 2002 Budget vs FY 2003 Budget
- Congressional Housing Committees
- Section 8—Project Based vs Tenant Based
- History of Public Housing
- CFR 964—Resident Participation
- How to Stay Informed/Updated as Resident Leaders

HUD's Organization

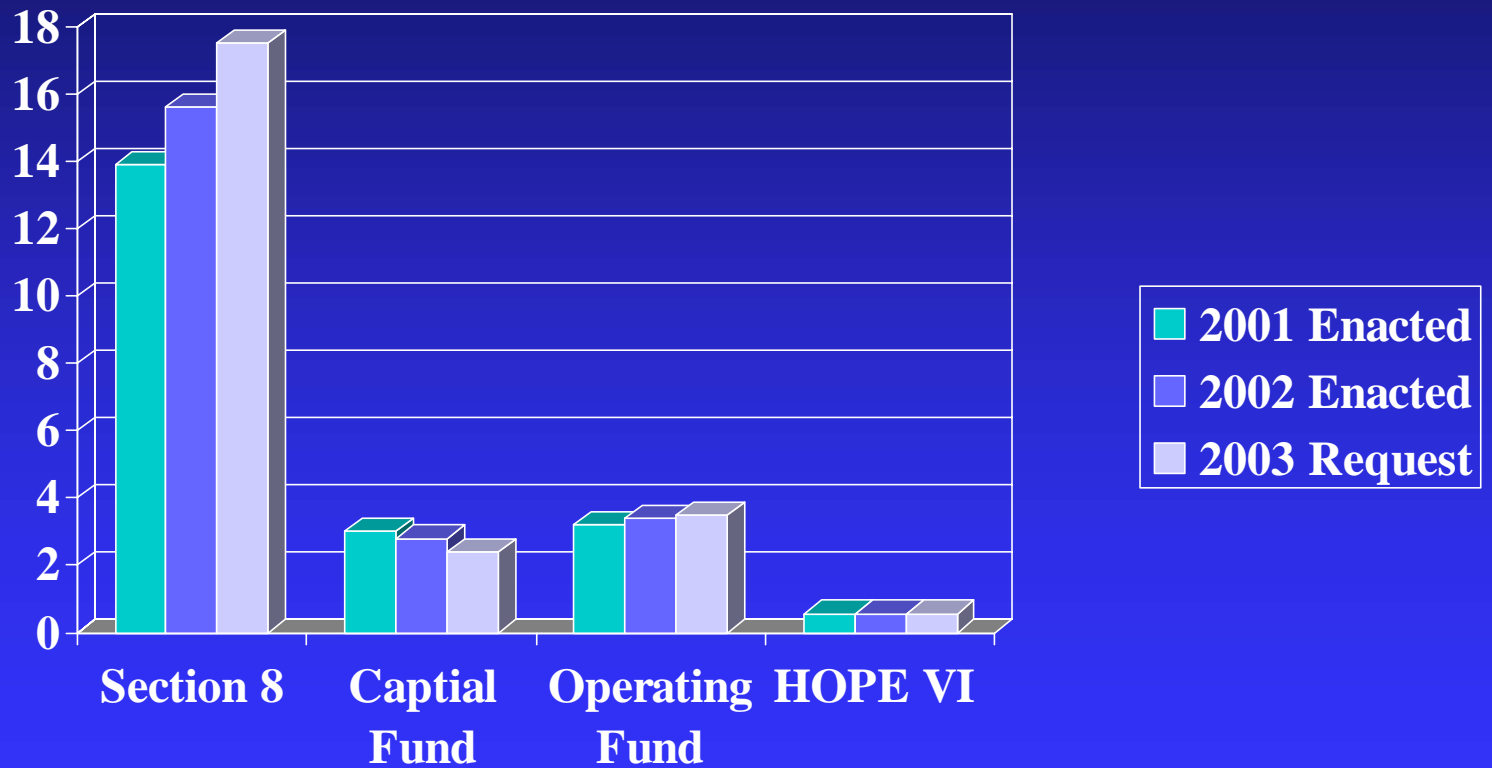


Budget Summary FY 01-03

(dollars in millions)

	Section 8	Capital Fund	Operating Fund	HOPE VI
2001 Enacted	13,910	2,993	3,235	574
2002 Enacted	15,641	2,843	3,495	574
2003 Request	17,527	2,426	3,530	574

Budget Comparison FY 01-03



Status of FY 2002 HUD Appropriations Bill

House Approvals			Senate Approvals			Conference Approvals			Public Law
Com Report	Com Vote	House Vote	Com Report	Com Vote	Senate Vote	Conf Report	House Vote	Sen Vote	
H. Rpt 107- 740	10/09		S. Rpt 107- 222	07/25					

Federal HUD Appropriations Committee Members

■ *House*

- ◆ Joe Knollenberg, MI
- ◆ James Walsh, NY
- ◆ Tom DeLay, TX
- ◆ David Hobson, OH
- ◆ Rodney Frelinghuysen, NJ
- ◆ Anne Northup, KY
- ◆ John Sununu, NH
- ◆ Virgil Goode, Jr., VA
- ◆ Robert Aderholt, AL
- ◆ Alan Mollohan, WV
- ◆ Marcy Kaptur, OH
- ◆ Carrie Meek, FL
- ◆ David Price, NC
- ◆ Robert Cramer, Jr., AL
- ◆ Chaka Fatah, PA

■ <http://www.house.gov/>

Federal HUD Appropriations Committee Members

■ *Senate*

- ◆ Barbara A. Mikulski, MD
- ◆ Christopher Bond, MO

■ <http://www.senate.gov/>

Michigan Congressional Representatives

District	Senator or Rep	Name
State	Senator	Carl Levin
State	Senator	Debbie Stabenow
01	Representative	Bart Stupak
02	Representative	Peter Hoekstra
03	Representative	Vernon J. Ehlers
04	Representative	Dave Camp
05	Representative	James A. Barcia
06	Representative	Fred Upton
07	Representative	Nick Smith
08	Representative	Mike Rogers
09	Representative	Dale E. Kildee
10	Representative	David E. Bonior
11	Representative	Joe Knollenberg
12	Representative	Sander M. Levin
13	Representative	Lynn N. Rivers
14	Representative	John Conyers, Jr.
15	Representative	Carolyn C. Kilpatrick
16	Representative	John D. Dingell

State Congressional Leaders

- <http://www.senate.state.mi.us/>
- <http://www.house.state.mi.us/>
- Committee of Interest to Housing Advocates
 - ◆ Land Use and Environment
 - ◆ Local Government and Urban Policy
 - ◆ Family and Children Services

Section 8 Rental Assistance

■ Tenant Based

- ◆ Family is issued the voucher and finds a landlord
- ◆ Family pays 30% of adjusted gross income
- ◆ Local housing agency received difference from HUD and pays landlord

■ Project Based

- ◆ The federal subsidy stays with the unit rather than the renter
- ◆ Family pays 30% of adjusted gross income
- ◆ HUD pays the apartment owner the difference based on a fair market rent.

History of HUD

■ *1937*

- ◆ U. S. Housing Act of 1937

■ *1965*

- ◆ Dept of HUD created as a cabinet level agency

■ *1968*

- ◆ Riots in major cities after assassination of Dr. King.
- ◆ Civil Rights Act of 1968 outlaws housing discrimination and gives HUD enforcement authority

History of HUD

■ *1974*

- ◆ Housing and Community Development Act consolidates programs into CDBG program

■ *1990*

- ◆ Cranston-Gonzalez National Affordable Housing Act emphasizes homeownership and tenant-based assistance and launches the HOME block grant.

■ *1993*

- ◆ Empowerment Zone and Enterprise Community program becomes law

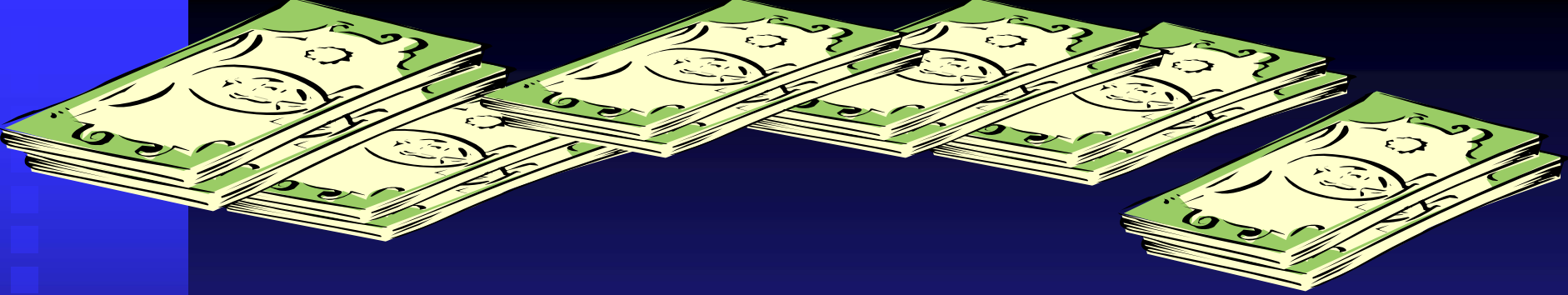
History of HUD

■ *1995*

- ◆ “Blueprint for Reinvention of HUD” proposes sweeping changes in public housing reform

■ *1998*

- ◆ QHWRA (Quality Housing and Work Responsibility Act signed into law



Resident Participation Funding

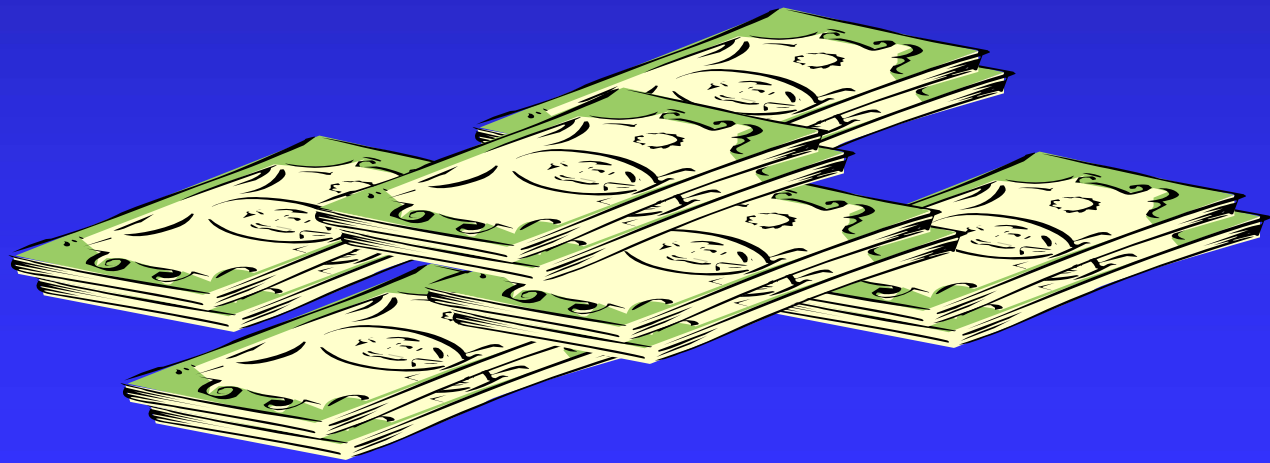
24 CFR 964 As It Is Currently Written Permits PHAs to Provide Only a Portion of HUD Funds for Resident Services to Support Resident Organizations. PHAs Could Provide \$25 Per Occupied Unit for Resident Participation and Give \$15 Per Unit to the Resident Council. The PHA Could Retain \$10 Per Unit to Fund Its Own Resident Participation Activities.

PIH Notice 2001 - 3

- **Interim instructions on the distribution and use of operating subsidy funds received for resident participation have been provided in PIH notice 2001 – 3.**
- **These instructions will remain in force until such time as HUD can complete rulemaking to revise 24 CFR part 964.**

Operating Fund Calculation of Operating Subsidy

- Resident participation funds are requested in part D. Of form, HUD-52723, lines 09 thru 12.

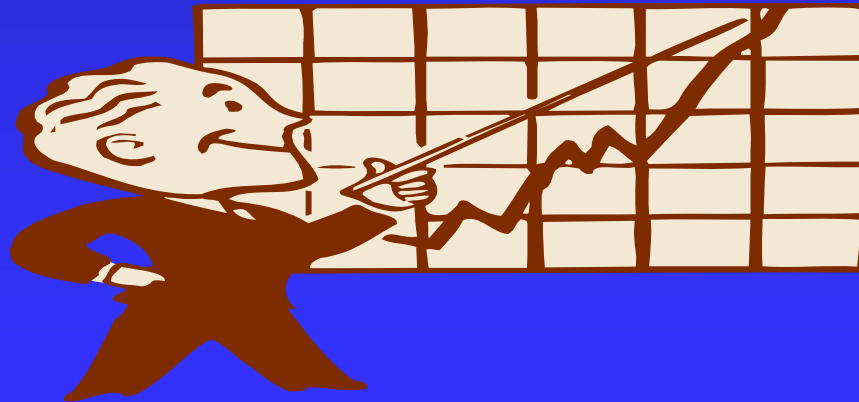


Operating Fund Calculation of Operating Subsidy

Part D. Add-on for changes in federal law or regulation and other eligibility.	Req. By PHA	HUD Mod.
09. Units Eligible for Resident Participation: Occupied Units (Part B, Line2)	200	
10. Employee Units	01	
11. Police Units	01	
12. Total units Eligible for Resident Participation(sum of Part D, Lines 09 thru 11)	202	
13. Funding for Resident Participation (Part D, Line 12 X \$25)	5,050	
Form. HUD-52723		

Resident Participation Funding

- The PHA must provide and expend funding allocated for resident participation regardless of the PHA's financial status.





- PHAs must work in partnership with the recognized city – wide resident organization or resident council to determine the activities and distribution of resident participation funding.
- If a duly elected RC does not exist for every development, the duly elected RCs that does exist shall negotiate with the PHA on behalf of all residents.

- **If there is no resident council or city wide resident organization, the PHA will work in partnership with the resident advisory board (RAB) to determine the activities and distribution of the resident participation funding.**



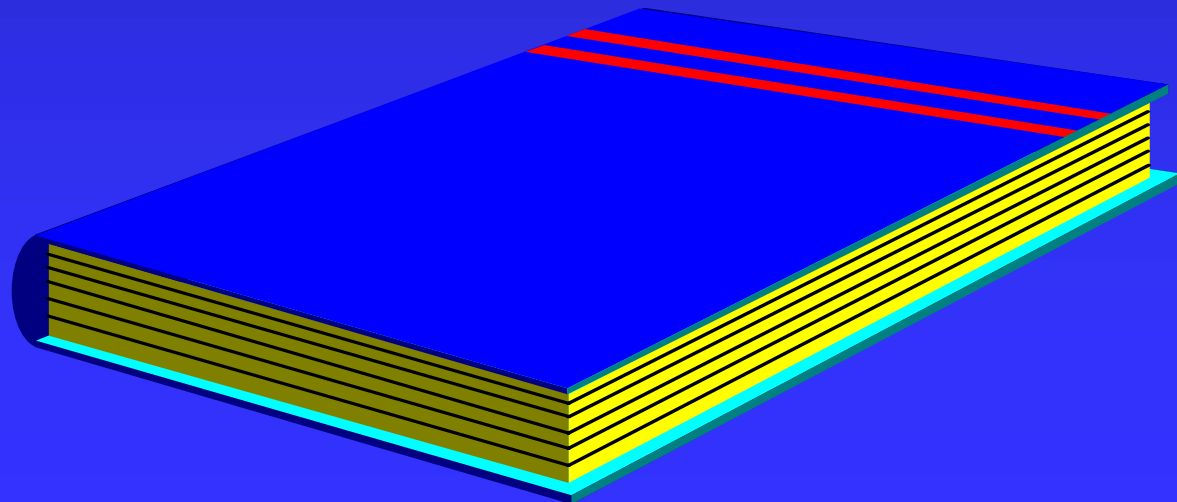
Resolution of Disputes



If Disputes Regarding Funding Decisions Arise Between the PHA and the Affected Parties, and If No Agreement Is Reached on the Activities or the Disposition of Funds Within 120 Days From the Start of the PHA's Fiscal Year, Then Resident Participation Funding Must Be Used by the PHA for Resident Education Activities Related to HUD Policies and Procedures. In This Case the Uses of Resident Participation Funding Must Be Included in the PHA Plan or an Amendment to the PHA Plan.

Memorandum of Understanding

- The specific roles and responsibilities regarding the activities to be undertaken between the parties shall be documented in writing with a memorandum of understanding.



Memorandum of Understanding

- The memorandum of understanding must:
- Be reviewed and updated annually by all parties
- Require the RC to account to the PHA for the use of the funds
- Permit the PHA to inspect and audit the RC's financial records related to the agreement



Monitoring and Funding Accountability

- Each PHA shall develop a system for annual fiscal accountability.
- RCs, CWROs, or RABs that fail to adequately report to PHAs will be ineligible for future resident participation funding.



Activities Eligible for Resident Participation Funds

- **Activities that are eligible for resident participation training shall include activities as those to INFORM, ACQUAINT, ADVISE, PROMOTE and UPDATE residents of public housing concerning the issues and or operation that affect resident households and their living environment. Resident surveys and other forms of resident input, RC membership events and site based community promotions/publicity that enhance resident participation are eligible activities.**

Activities Eligible for Resident Participation Funds

- Minimal refreshment costs that are directly related to resident meetings for the activities previously discussed are eligible.



Eligible Activities con't

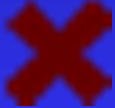
- **Commissioner training in organization and leadership**
- **Resident council and RAB training, training in skills directly related to operation, management, financial systems, maintenance**
- **RC elections and organizing**
- **Cost of resident surveys to obtain resident input**
- **Household training and communication**
- **Orientation and responsibilities for new and existing residents**

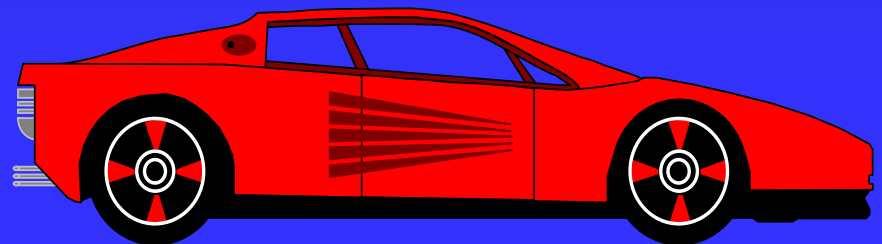
Eligible Activities con't

**Outreach Activities That Inform
and Acquaint Residents of the PHA
With the PHA Plans for Developing
and Implementing Federal
Programs**



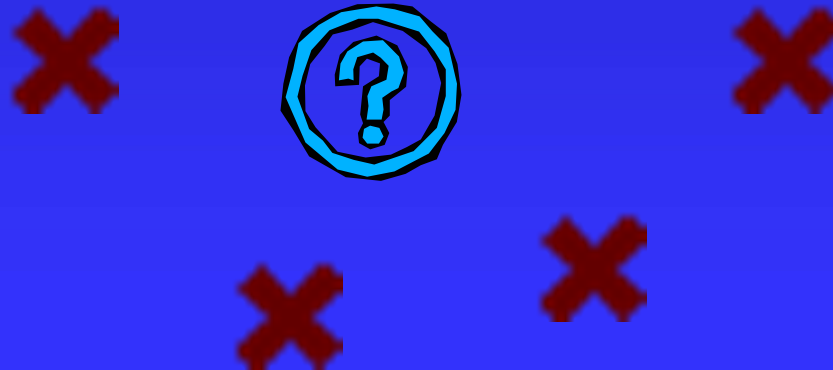
Ineligible Activities

- Entertainment.
- Food, beverages (except for meals associated with travel performed in connection with official duties and responsibilities).
- Purchase or rental of land.
- Purchase of vehicle.
- Fees for lobbying services. 
- Cost for which funds have been provided from other HUD sources.



Recipients Ineligible for Resident Participation Funds

- Housing choice and enhance voucher recipients are not eligible for resident participation funding from operation subsidy.



Are These Items/activities Eligible or Ineligible?



- Financial training to the resident council
- Leadership training to the RAB
- Providing health services to the residents
- After school tutorial program
- Purchase of a van to transport residents to RC activities
- Five course meal at resident council meeting
- Payment of activities for housing choice residents
- Orientation and responsibilities for new and existing residents training
- Household training
- Supplying equipment for arts and crafts
- Cost of surveys to obtain resident input
- Resident council membership drive



How to Stay Informed & Updated About Public Housing Policies and Procedures

- HUD provides numerous vehicles through which residents, resident leaders and Housing Commissioners can stay up-to-date on Public Housing policies and procedures.

Six Primary Ways to Stay Informed About Public Housing Policies and Procedures

1. The HUD Web Site
2. Notices
3. Conferences
4. Local Field Offices
5. The Negotiated Rulemaking Process
6. HUD's Special Broadcasts and Webcasts

HUD's Web Site

- Quick, easy, and comprehensive.
- A few sites to highlight:
 - ◆ The HUD Handbooks, Forms and Publications site, is an excellent starting point. It provides a full range of information which covers not just handbooks, forms and publications, but also gives contact information for the appropriate HUD staff to get in touch with.
(http://www.hud.gov/offices/adm/handbks_forms/handbooks.cfm).

HUD's Web Site

- A few samples of other information you will find on this site:
 - ◆ HUDCLIPS (<http://www.hudclips.org/cgi/index.cgi>) which allows the public to access and print HUD handbooks, notices and other documents.
 - ◆ HUD Field Staff Contact information for Public Housing and Section 8 Choice Voucher Programs: http://www.hud.gov/offices/pih/about/field_office.cfm#1APH

HUD's Web site

- ◆ To search HUD's entire web site using an advanced search page go to:

<http://www.hud.gov/assist/search.cfm>.

- ◆ To browse HUD's Online Store Catalog for publications go to:

<http://www.huduser.org/order/pdrorder.html>

HUD's Web Site

- ◆ To obtain information on lead paint hazards, call: the Lead Information Clearinghouse by calling 1-800-424-LEAD.
- All the above information and more is available at the HUD Handbooks, Forms and Publications web site:
http://www.hud.gov/offices/adm/handbks_forms/handbooks.cfm.

HUD Notices

- The easiest way to access HUD's Notices is via HUDCLIPS:

<http://www.hudclips.org/cgi/index.cgi>

HUD Conferences

- HUD-sponsored conferences. To find out where and when HUD conferences are being held, visit HUD's home page - www.hud.gov or HUD's news page: <http://www.hud.gov/news/index.cfm>

Conferences Sponsored by Housing Groups

- Conferences Sponsored by Housing Groups. There are many housing groups which offer training seminars, annual conferences and useful publications.
- A few good organizations to try:
 - ◆ Council of Large Public Housing Authorities
<http://www.clpha.org/>
 - ◆ Local Initiatives Support Coalition
<http://www.liscnet.org/>

Conferences Sponsored by Housing Groups

- ◆ National Affordable Housing Management Association – Has three annual meetings, for more information go to: <http://www.nahma.org/>
- ◆ National Association of Housing and Redevelopment Officials: <http://www.nahro.org/>

Conferences Sponsored by Housing Groups

- ◆ National Low Income Housing Coalition
<http://www.nlihc.org/>
- ◆ Neighborhood Reinvestment Corporation
[http://www.nw.org/network/HomeMAC.
asp](http://www.nw.org/network/HomeMAC.asp)

Local HUD Field Offices

- HUD's local field offices should be another resource to turn to when you need updated information, technical assistance, interpretations of program requirements, handbooks and instructions on the use of HUD forms.
- To find the office nearest you go to:
http://www.hud.gov/offices/pih/about/field_office.cfm#1APH

HUD's Special Broadcasts and Webcasts

- Every year, HUD offers a series of training and informational broadcasts that are aired via satellite so that HUD staff, partners and stakeholders can benefit and participate.
- For information on upcoming broadcasts, check out the HUD web site, www.hud.gov, or HUD's news page: <http://www.hud.gov/news/index.cfm>
- For upcoming as well as archived webcasts, go to: <http://www.hud.gov/webcasts/index.cfm>

Contact Information

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