



Repositioning

Public Housing

Presented by

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What is Repositioning?

The transition of public housing units onto a more stable platform of affordable housing.

- Housing Choice Voucher program
 - Tenant Based Vouchers
 - Project Based Vouchers
- Multi-family Project Based Rental Assistance PBRA



Why should a PHA consider repositioning?

- Many PHAs face challenges in administering Public Housing
 - Financial stress
 - Funding levels

Grant Year	Operating Fund	Capital Fund
2000	\$ -	\$ 675,433
2001	\$ -	\$ 689,103
2002	\$ -	\$ 677,445
2003	\$ -	\$ 637,041
2004	\$ -	\$ 615,459
2005	\$ -	\$ 575,927
2006	\$ -	\$ 568,947
2007	\$ -	\$ 627,107
2008	\$ 1,119,315	\$ 629,586
2009	\$ 1,297,902	\$ 629,334
2010	\$ 1,381,215	\$ 628,131
2011	\$ 1,152,743	\$ 536,574
2012	\$ 1,172,365	\$ 478,129
2013	\$ 1,027,785	\$ 465,361
2014	\$ 1,043,043	\$ 496,282
2015	\$ 1,058,701	\$ 506,109
2016	\$ 1,169,950	\$ 524,914
2017	\$ 1,155,460	\$ 541,097
2018	\$ 1,257,425	\$ 840,509
2019	\$ 471,519	\$ -



Why should a PHA consider repositioning?



- Other Financial Challenges
 - Challenges with rent collection
 - High expenses – maintenance, need for capital improvements, high salaries/benefits
- Poor physical condition of properties
 - Aging housing stock
 - Capital funding level on and ongoing decline
- Maintenance challenges
 - Scattered sites – higher cost to maintain (distance)
 - Old systems (heating, plumbing)

Why should a PHA consider repositioning?



- Community/neighborhood challenges
 - No access to groceries, transportation, schools, medical facilities, etc.
 - Community population has declined – decreased demand
 - Other factors that make it difficult to lease PH units
- PHAs administering multiple programs may want to consolidate into one
 - Convert PH to PBVs, or Multi-family PBRA
 - Less regulatory burden – focus on one funding source and set of regulatory requirement



Decreased Workload

- Epic (5yr action plan, annual budget)
- Environmental reviews
- LOCCS
- PHA Plans
- Executive Compensation
- Community Service
- Occupancy reporting
- Offline unit status
- Operating Subsidy
- Smoke-Free
- REAC inspections
- PHAS Scores

**Not a complete list



What options are available to me for Repositioning?

- RAD
 - Converting Public Housing to PBVs or
 - the Multi-family PBRA (Project Based Rental Assistance) program
 - – with the ability to leverage the PH assets to attain additional capital for improvements.
- Demo/Dispo – using Project Based Vouchers to assist families
 - Tenant Protection Vouchers are available for occupied units
 - Tenant based vouchers
 - PBVs
- Voluntary Conversion –
 - Streamlined Notice



How do I pursue repositioning?

- Many of you are already successfully pursuing the repositioning of public housing units
 - Through RAD
 - Demo/Dispo
 - Converting to PBV or PBRA



HUD is here to help!

For those of you unsure about where to start – or who already have an idea where you would like to go with it.

- Our RAD SME – Dan Sumile provides guidance, training and expertise on all things RAD
- We have Section 18 Expeditors through our Network in our 4 offices
 - Trained to assist with the Demo/Dispo application process



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Repositioning Panels

- IF you have interest or additional questions
 - Repositioning Panels – experts from office of Recap RAD, SAC, PBV and other relevant areas that can discuss options you may have based on your particular situation.
- The Field will then help you to move through the process, as needed



HUD's Office of Field Operations

- All of our Field staff in the MAP Network are currently analyzing our portfolio of PHAs to identify potential opportunities for repositioning – based on the knowledge we have about our PHAs and available data-- considering all of the factors I mentions above
- Our team may contact you to discuss repositioning to discuss some of the opportunities to address current challenges or streamline operations through repositioning



Challenges and Opportunities

- We recognize the many challenges PHAs face in the administration of PH – despite these challenges, you have been able to manage through them and provide safe decent housing to the residents you serve through PH.
- IF there are opportunities to continue to provide safe decent housing with fewer challenges (Consolidation into one program instead of two, less regulation, etc.)
- We want to discuss available options with you.

Thank you!