Repositioning

Public Housing

Presented by
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Mountains and Plains Network, Regions VII and VIII
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

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<th>Grant Year</th>
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<td>2019</td>
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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!