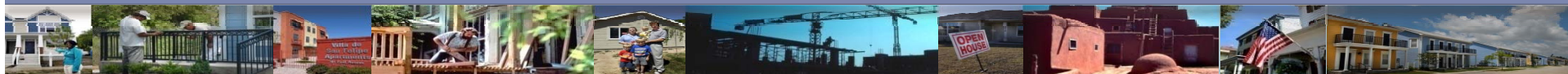




PUBLIC HOUSING RESIDENTS AND U.S. DEPARTMENT OF HUD

WEBINAR ON PRESERVATION OF PUBLIC HOUSING

JANUARY 8, 2010





AGENDA

- **Welcome and Introductions** (5 min)
Catherine Bishop , NHLP
- **Welcome, Purpose and Goals for Convening** (13 min)
Sandra Henriquez, Assistant Secretary for Public and Indian Housing
- **Comparison of Major Rental Assistance Programs** (10 min)
Barbara Sard, Senior Advisor for Rental Housing, Office of the Secretary
- **HUD Goals for the Future of Rental Assistance Programs** (8 min)
Barbara Sard, Senior Advisor for Rental Housing, Office of the Secretary
- **Questions** (10 min)
- **Overview of January 20 Agenda** (5 min)
Ron Ashford, Director of Public Housing Supportive Services
- **Overview of Workgroup Topic Areas for January 20** (10 min)
Ron Ashford and Pamela Lawrence, Public Housing Supportive Services
- **Questions** (10 min)
- **Logistics for January 20** (7 min)
Anice Chenault, Public Housing Supportive Services
- **Questions** (10 min)





Welcome from Sandra Henriquez, Assistant Secretary for Public and Indian Housing





JANUARY 20, 2010 MEETING GOALS

- Collect resident ideas and thoughts about the future of public housing
- Collect ideas for maintaining public housing residents' voices as future programs are designed
- Building a more engaged and informed group of public housing residents with an ongoing, meaningful participatory role in HUD policies and programs.
- Provide information and training that empowers public housing residents to participate in future policy and program development





RENTAL ASSISTANCE: WHY “STREAMLINE”?

In 2008, HUD provided deep rental assistance to more than 4.3 million households through at least 11 different programs administered by three operating divisions. Among these programs, there are differences in...

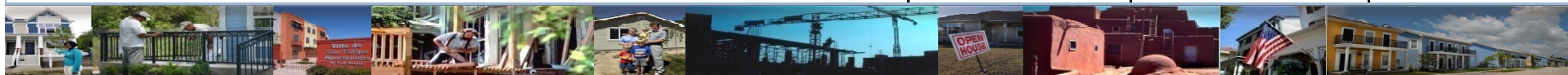
- tenant rents
- owner incentives
- contract characteristics
- income requirements and target groups
- local agencies administering programs
- tenant mobility
- physical condition standards
- access to private capital for maintenance, upkeep and renovation
- rules and regulations
- ...etc.





Comparison of Three Main HUD Rental Assistance Programs

	Public Housing	Project-based Section 8	Project-based Vouchers
<p>Long-term, project-based contract with subsidy tied to units Subsidy is based on the difference between tenant payment and a market-based or budget-based rent (including a utility allowance) and is predictable, stable, and reliable for the term of the contract.</p>	no	yes	yes
<p>Market-based rent setting Subsidy amount is based on the costs of the local rental market.</p>	no	yes	yes
<p>Ability to leverage private debt/equity to improve property Investors are able to lend to properties that have project-based subsidy.</p>	no	yes	yes
<p>Single subsidy stream Federal subsidy is adequate to address operating and capital needs is delivered via a single stream of funding.</p>	no	yes	yes
<p>Management incentives Owners have financial incentives to manage property up to market standards.</p>	no; op. fund formula is break-even	yes, for for-profit owners	yes
<p>Rental assistance may be used for new development Rental assistance provider can offer an agreement to enter into a rental assistance contract, and that agreement can be used to obtain financing for modernizing/replacing obsolete property.</p>	no	no	yes





Comparison of Three Main HUD Rental Assistance Programs, cont.

	Public Housing	Project-based Section 8	Project-based Vouchers
<p>Rental assistance contract may be transferred away from poorly performing properties A contract for rental assistance at one property can be transferred to another or others, in whole or in part to help residents access better properties.</p>	no	with difficulty	yes
<p>Form of rental assistance allows owners' ability to acquire development capacity Owners gain skills needed to improve properties/integrate existing and future stock into affordable housing marketplace.</p>	largely no	generally yes	yes
<p>Subsidy stream may be both tenant-based and project-based, giving flexibility to owners and tenants Subsidy is flexible to suit current and future needs of various residents and locations; residents may move without losing subsidy.</p>	no	no	yes
<p>Subsidy stream facilitates local planning and housing/service partnerships Rental assistance may be attached to special needs housing, transitional housing, permanently affordable housing in gentrifying areas, units made available through inclusionary zoning, units in TODs, etc.</p>	no	no	yes
<p>Eligible families can access public benefit via public agency The owner or rental assistance administrator is a public entity.</p>	yes	no	yes



RENTAL ASSISTANCE SHOULD...

- Be simple to use and simple to administer
- Be flexible, taking the form of either tenant-based or project-based assistance
- Assure resident choice, resident mobility
- Reduce the number of families with worst-case housing need
- Provide affordability for extremely low-income families
- Promote deconcentration of race and/or poverty for people and places
- Promote financially and physically sustainable properties
- Create opportunities to leverage capital for improving property quality
- Help residents reach self-sufficiency





Questions?





JANUARY 19-20, 2010 AGENDA

Time	Activity	Location
January 19, 2010		
6-8 pm	Welcome Dinner hosted by NHLP	HUD Auditorium C
January 20, 2010		
9:00	Registration	HUD Auditorium C
9:30	Welcome by Assistant Secretary Henriquez	HUD Auditorium C
9:45	Welcome by Secretary Donovan	HUD Auditorium C
10:00	Overview of HUD's Rental Assistance Program Goals	HUD Auditorium C
10:15 - 10:30	Participant Introductions	HUD Auditorium C
10:30 - 10:45	Break	On your own
10:45 - 12:15	Work Groups	Breakout rooms
12:15 - 1:30	Lunch	On your own
1:30 - 3:30	Reporting out and conversation with Secretary Donovan and senior staff	HUD Auditorium C





WORK GROUPS DISCUSSIONS

JANUARY 20, 2010

We would like for you to share your thoughts on HUD's rental assistance programs.

We are especially interested in hearing your thoughts on how the following can be done better:

- Resident organizing and involvement in PHA planning
- Resident protections
- Resident choice of where to live
- Services that best promote resident success
- Similarities and differences between publicly and privately owned affordable rental units
- Shifting rental assistance programs to a single funding stream



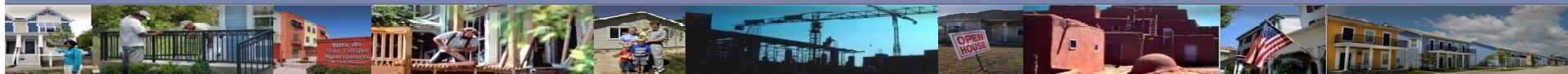


Questions?





Logistics for January 20, 2010





DIRECTIONS

- From Reagan National Airport:
 - Take the Yellow Line Metro train in the direction of Ft. Totten/7th St Convention Center
 - Exit the train at the L'Enfant Plaza stop and follow signs to L'Enfant Plaza
- From Union Station:
 - Take the Red Line Metro train towards Shady Grove
 - Go two stops to Gallery Place/Chinatown and transfer to the Yellow Line to Huntington OR the Green Line to Branch Avenue.
 - Exit the train at L'Enfant Plaza stop and follow signs to L'Enfant Plaza



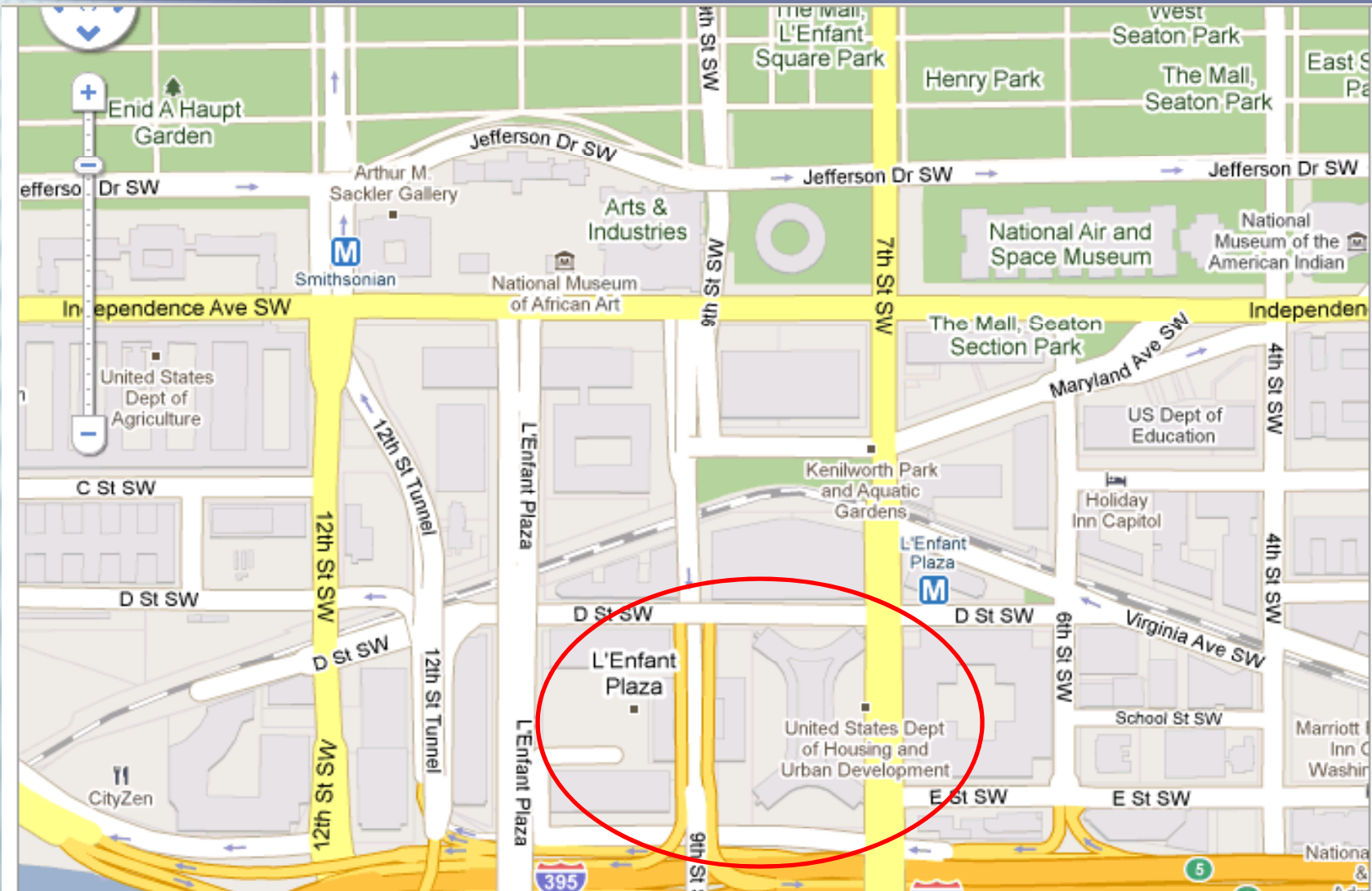


DC METRO SYSTEM





MAP OF AREA





ANTICIPATED EXPENSES

- HUD will pay for airfare and lodging in advance. Any additional expenses are the responsibility of the travelers, including meals (except January 19th dinner), transportation, etc.
- HUD will be reimbursing you (within a few weeks after the event) with \$106.50 in per diem, but you will need some funds while you are in DC. Some estimates:
 - Travel to/from your home to the airport/train station (if needed)
 - Fees for checking a bag (\$15-\$20 each way, if needed)
 - Metro to and from airport: \$3.30 (\$1.65 each way)
 - (if you choose to take a taxi, it will be approx \$20 each way)
 - Breakfast on January 20: \$10.00*
 - Lunch on January 20: \$12.00*
 - Tip for hotel cleaning staff \$2.00*
 - Meals while traveling to and from DC: \$20.00*

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*These costs are approximate and depend on your spending. Please plan accordingly. HUD can only pay per diem after travel is complete.



Slide 17

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I used rush hour fares

Author, 1/5/2010



CONTACT INFORMATION

- Hotel
L'Enfant Plaza Hotel- (202) 484-1000
- Travel Information (prior to arrival)
Caroline Crouse- (202) 402-4595
Caroline.P.Crouse@hud.gov





Questions?

