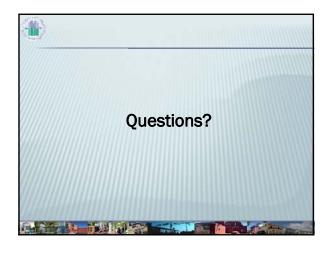
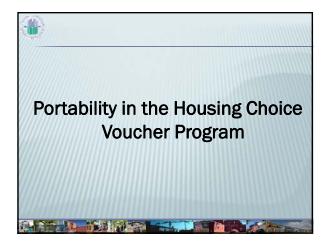


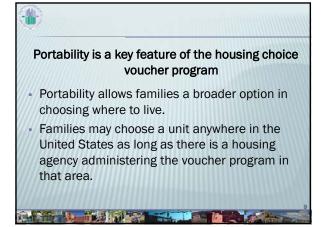
THE NEED TO ACT Disinvestment in public housing program has led to loss of 150,000 units from inventory of assisted stock in recent years, through demolition or sale Currently an estimated \$20 billion capital backlog in public housing properties Obama Administration provided an additional \$4 billion in public housing capital funding as part of last year's Recovery Act Federal government alone will not be able to provide funds needed to bring properties up to date and preserve them for the next generation Now is a historic opportunity to preserve and improve HUD housing

Principles: HUD's Rental Housing programs are too complex to use, and too complex to run. We need to shift from today's way of funding public housing to one that can attract money from private and other public sources. We must bring our rental programs into the housing mainstream. We must combine the best features of our tenant-based and project-based programs to provide residents more choice about where they live.

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 Reduce the number of families with worst-case housing need Provide affordability for extremely low-income families Help residents access areas of opportunity, regardless of race and/or income Promote financially and physically sustainable properties Create opportunities to leverage capital for improving property quality Help residents reach self-sufficiency on their own terms, living in their neighborhoods of choice

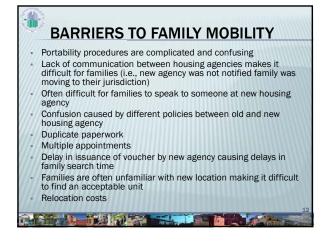






CURRENT PORTABILITY PROCESS Family must submit a request to move using portability PHA determines if there is a housing agency in new location Current PHA notifies receiving PHA of family's arrival Family reports to receiving PHA and complies with incoming portability rules Family is issued new voucher by receiving PHA and begins housing search Family must find housing and submit request for approval before voucher expires Receiving PHA conducts inspection of new unit to determine if it meets housing quality standards If approved, family signs lease with landlord and housing agency signs contract with landlord

STREAMLINING THE PORTABILITY PROCESS HUD is working to identify barriers faced by both housing agencies and families HUD conducted a survey of PHAs across the country that identified specific barriers A meeting was held in Washington D.C. with PHAs and industry groups to discuss the barriers they experience with portability and to get ideas for possible solutions

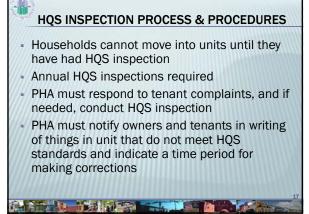


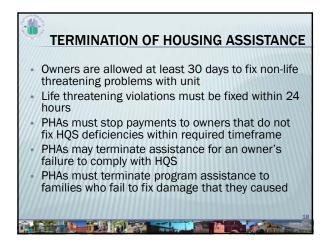
POSSIBLE SOLUTIONS TO FAMILY BARRIERS Portability brochure that describes benefits of and process for requesting moves under portability Website that provides contact information for a portability staff person at each housing agency to improve communication Explain the difference in policies between current and new housing agency so family is better informed before they make move Consider providing incentives to PHAs to offer mobility counseling to its families Revise current regulations, remove some administrative barriers



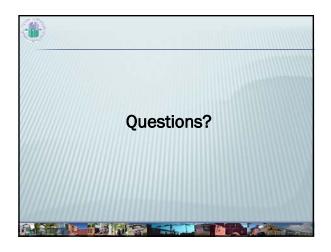


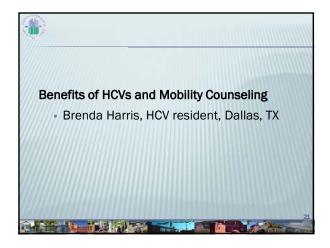
HQS PERFORMANCE REQUIREMENTS 1. Sanitary facilities 7. Interior air quality 2. Food preparation & 8. Water supply refuse disposal 9. Lead-based paint 3. Space & security 10.Access 4. Thermal environment 11.Site &neighborhood 5. Illumination & 12. Sanitary conditions electricity 13.Smoke detectors 6. Structure & materials





HQS & OFFICE OF THE INSPECTOR GENERAL - May 2008 OIG report, based on 47 previous OIG reports, found that: - HUD did not have adequate management controls over the physical condition of HCV program units - Units were in significant noncompliance because a physical inspection component under the Section Eight Management Assessment Program (SEMAP) had never been implemented - Key recommendation of report was that HUD should develop a physical inspection system to make sure that PHAs are applying HQS to HCV units





3/23/2010

