



Public Housing Repositioning Wednesday Webinar Series: Repositioning Office Hours

May 15, 2024

Presenters

- Jane Hornstein, Special Applications Center (SAC)
- Kathy Szybist, SAC
- Will Lavy, Office of Recapitalization (Recap)
- John Ardovini, Recap
- Tamieka Green, Recap
- Melissa West, Housing Voucher Management and Operations Division (HVMOD)

Why are we here?

The goal of this webinar is to:

- ✓ Wrap up the Webinar Series
 - ✓ Offer a brief recap of past webinars
- ✓ Answer your questions about repositioning in an Office Hours setting



Public Housing Repositioning Wednesday Webinar Series

- Started in 2020 with the objective to reach PHAs considering a repositioning strategy.
- 27 webinars in total.
- Over 3,000 attendees.
- All webinars recorded and posted at www.hudexchange.info



No HIP or HOTMA Questions

HOTMA

- [Upcoming training](#): Monday, May 20, 2024 at 11:00 AM Eastern Time
- Final Rule on HCV and PBV implementation: [Federal Register :: Housing Opportunity Through Modernization Act of 2016-Housing Choice Voucher \(HCV\) and Project-Based Voucher Implementation; Additional Streamlining Changes](#)
- HOTMA webpage: [HOTMA Resources | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)
- Send questions to HOTMAquestions@hud.gov.

Housing Information Portal (HIP)

- [Upcoming training](#): **Tuesday, May 21, 2024 at 1:00 PM Eastern Time**
- HIP Implementation Notice: https://www.hud.gov/sites/dfiles/OCHCO/documents/2024-12pihn.pdf?utm_medium=email&utm_source=govdelivery
- HIP webpage: [Housing Information Portal \(HIP\) | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)
- Send questions to PIH_HIP@hud.gov.



Wednesday Webinars in 2020

Webinar Topic	Description
<u>Developing a Relocation Strategy</u>	Tips and techniques for establishing a relocation strategy for your PHA, reviewed HUD's relocation resources, and discussed common reasons why a PHA may decide to relocate.
<u>Options for Scattered-Site Units</u>	Requirements for PHAs interested in removing units through the Sec. 18 scattered-site criteria in <u>Notice PIH 2018-04</u> and the process for either disposing of the units or preserving them for PBV assistance.
<u>Options for 50-and-Under PHAs</u>	Special relocation tools and resources available to PHAs with 50 or fewer units and common barriers to relocation that these small PHAs encounter.
<u>Streamlined Voluntary Conversion</u>	FAQ on process for combining RAD and Sec. 18 asset relocation strategies.
<u>Project-Based Voucher Program Overview</u>	Requirements for resident notification, consultation, and relocation for the various relocation tools and reviews resources for tenants



Wednesday Webinars in 2020

Webinar Topic	Description
<u>Streamlined Voluntary Conversion</u>	Requirements and process for completing a streamlined voluntary conversion for PHAs with 250 or fewer units.
<u>Proceeds Notice</u>	Uses of proceeds when a PHA sells any property under the rules of Section 18 or Sec. 22.
<u>Common PHA Board Questions</u>	Common questions raised by PHA Boards during the conversion process such as how to maintain control of the property, potential impacts on a PHAs administrative funds, and dealing with long-term liabilities.
<u>PHA Closeout</u>	Options for PHAs looking to closeout their public housing program under <u>Notice PIH 2019-13</u> .
<u>Project-Based Voucher Program Overview</u>	Different options under the PBV Program.



Wednesday Webinars in 2021

Webinar Topic	Description
<u>RAD and Section 18 New Blend Options</u>	RAD and Sec. 18 new blend options described in <u>PIH Notice 2021-07</u> .
<u>Preservation Strategies</u>	Options for redeveloping the units, including options for attaching PBV assistance to the units, before or after the rehabilitation/redevelopment is complete.
<u>Environmental Review Procedures</u>	Common questions and how the environmental review process might vary for SVC, Sec. 18, and RAD.
<u>PHA/Developer Roles</u>	Big picture of when/if a PHA needs to procure a developer and the different tiers of engaging with a developer.
<u>Choice Neighborhoods and Repositioning</u>	Description of the program and how PHAs can apply for it and how the Choice Neighborhoods program works with repositioning.

Wednesday Webinars in 2022

Webinar Topic	Description
<u>Homeownership Programs</u>	How to assist public housing residents, HCV clients, and other low-income families in purchasing homes (i.e., through counseling, down-payment assistance, best practice lending models).
<u>Disaster Strikes! What to Do?</u>	Resources that can help protect residents when public housing units become suddenly uninhabitable (due to natural disaster, casualty loss, or other emergencies) as well as Capital Fund Grants and Emergency TPVs.
<u>Repositioning Non-Dwelling Property: Overview of Tools and Strategic Tips</u>	Options to reposition non-dwelling public housing real property under RAD, Sec. 18 demolition/disposition, and Part 200 retention.
<u>You Have SAC Approval--What Now?</u>	Steps PHAs must take to implement a SAC approval.
<u>Commensurate Public Benefit</u>	Case studies that include housing and non-dwelling benefits. The factors SAC considers in evaluating proposed commensurate public benefit. Required use restrictions to ensure commensurate public benefits.



Wednesday Webinars in 2023

Webinar Topic	Description
<u>How to Prepare and Submit a SAC Application</u>	Step-by-step instructions on how to prepare and submit an Inventory Removals Application to HUD's SAC via the HUD-52860 forms and IMS/PIC system.
<u>Reinvestment, Recapitalization, Repositioning Tools</u>	Comprehensive overview of the tools available to PHAs to make decisions about the future of their public housing properties, including the repositioning tools previously discussed in this series, as well as public housing reinvestment and recapitalization tools (e.g., Energy Performance Contracting, Capital Fund Financing Program, Operating Fund Financing Program, Section 30 Mortgages, Mixed-Finance Development, Choice).
<u>Faircloth-to-RAD Development</u>	Steps a PHA can take to build new public housing through the mixed-finance development process with pre-approval to immediately convert the property to a long-term project-based Sec. 8 contract through RAD.
<u>Resident Relocation for Repositioning</u>	Requirements when PHAs undertake a disposition, demolition, or conversion action that requires permanent or temporary resident relocation, or there's a change in lease to Sec. 8 even if no physical displacement.

Wednesday Webinars in 2024

Webinar Topic	Description
<u>Mixed-Finance Development</u>	Overview of how to approach mixed-finance development, how PHAs can use it to achieve their development goals, the components of a mixed-finance development proposal, and how the HUD approval process works.
<u>Resident Engagement and Repositioning</u>	Overview resident engagement requirements and how PHAs can meaningfully engage with their residents on reinvestment/repositioning decisions.
<u>Below Fair Market Value (FMV) Dispositions</u>	Requirements that the SAC may impose when it approves a below FMV disposition based on an affordable housing future use, or another “commensurate public benefit.” This webinar is part two of the <u>Commensurate Public Benefit—Selling Public Housing Property at Below FMV</u> webinar held on December 14, 2022.

Key Takeaways

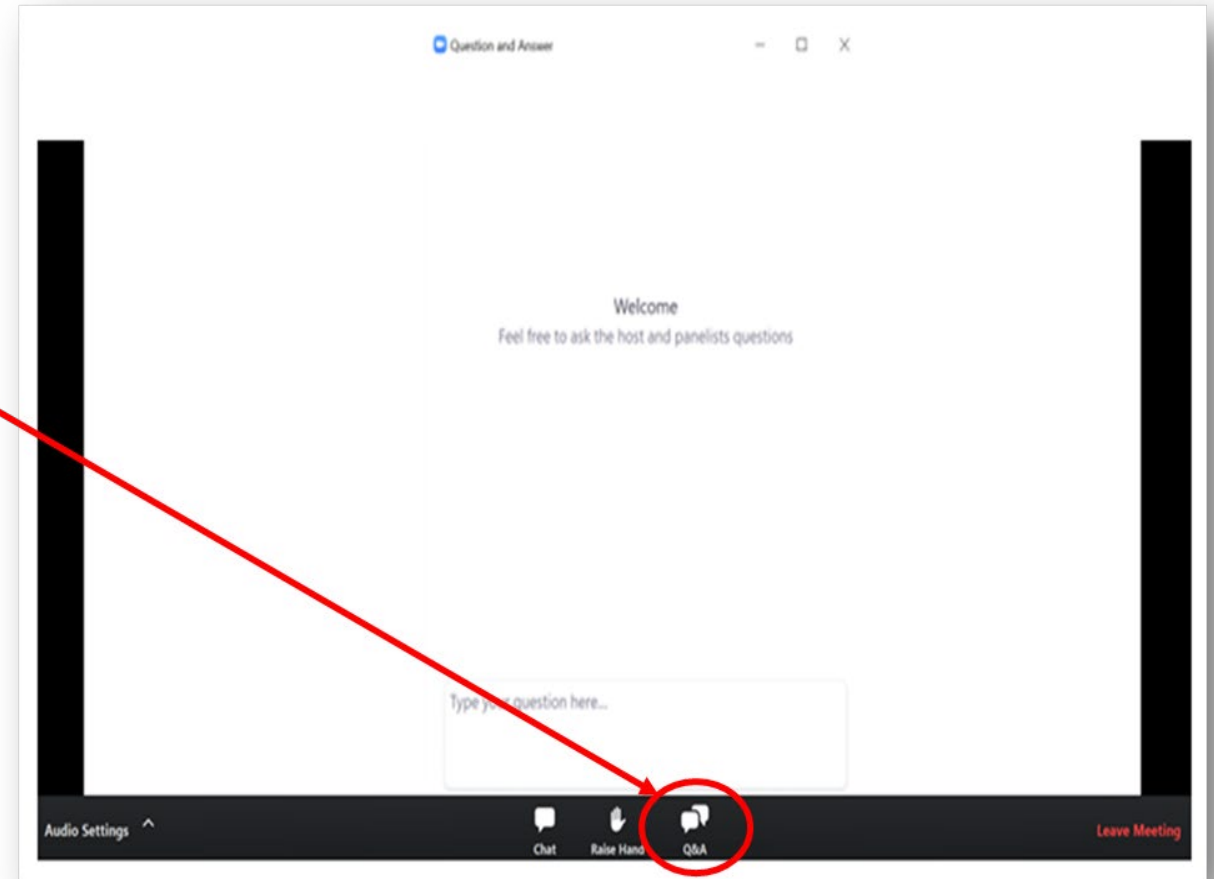
1. Repositioning is optional and voluntary
2. Engage your residents and Field Office in your repositioning plans – early on
3. Explore repositioning options that align with PHA goals and PHA Plan
4. Request a specialized Panel Call with HUD Headquarter Repositioning and Reinvestment Staff—to discuss a specific project or entire portfolio

Office Hours



Asking questions on the Zoom platform

- CHAT IS DISABLED FOR ALL PARTICIPANTS.
- ALL ATTENDEES WILL BE MUTED.
- CLICK THE Q&A BUTTON ON THE BOTTOM CENTER OF THE SCREEN TO TYPE OUT YOUR QUESTION AT ANY TIME.
- WE WILL ADDRESS AS MANY QUESTIONS AS TIME ALLOWS.



Resources

Webinars

[Public Housing Repositioning Wednesday Webinar Series -](#)

SAC

[SAC website](#)

[SAC Public Housing Resident Page](#)

SACTA@hud.gov

RAD

[RAD website](#)

[RAD Public Housing Resident Page](#)

[RAD Mod Rehab & PRAC Resident Page](#)

RAD@hud.gov

Repositioning

[Repositioning website](#)

[Repositioning Options—Overview Chart](#)

Choice Neighborhoods

[Choice Neighborhoods](#)

[HUD Exchange w/TA Resources](#)

ChoiceNeighborhoods@hud.gov

Resident Resources

[Tenant HUB](#)

[Strengthening Public Housing](#)

StrengtheningPublicHousing@hud.gov

Housing Choice Vouchers (HCVs)

[Housing Choice Vouchers](#)

[Project-Based Vouchers](#)

[Tenant Protection Vouchers](#)

Homeownership

[Public Housing Homeownership](#)



Questions?

