



Public Housing Repositioning Wednesday Webinar Series: Resident Engagement & Repositioning

March 27, 2024

Check out Previous Wednesday Webinars

25 Webinars on all things Repositioning

Highlighted Webinars:	Date:
<u>2020 Public Housing Repositioning: Wednesday Webinar Series: Resident Considerations</u>	August 12, 2020
<u>Public Housing Repositioning: Wednesday Webinar Series: Resident Relocation for Repositioning</u>	December 06, 2023

All webinars are recorded and posted at www.hudexchange.info



Presenters

- Jane Hornstein, Special Applications Center (SAC)
- Tiffany Green, PH Management Occupancy Division
- Victoria Vann, SAC
- Kathy Szybist, SAC
- Damainique Bruce, Office of Recapitalization
- Christina Mortensen, Choice Neighborhoods
- Kimberly Candelario, Buffalo/Pittsburgh, PH Office
- Maria Lana-Queen, Community Supportive Services (CSS)

Why are we here?

The goal of this webinar is to explain how PHAs can meaningfully engage with residents on which tool to pursue to preserve, redevelop, or otherwise reposition their public housing.



Why Does Resident Engagement Matter?

Community Empowerment and Ownership

- Engage residents to foster community ownership and empowerment.
- Active resident participation enhances connections to homes and neighborhoods.
- Involvement instills pride, responsibility, and stronger community cohesion.
- Greater commitment to successful repositioning efforts through resident engagement.

Ensure Resident Needs and Preferences are Addressed

- Engage residents to gain insights into their unique needs and preferences.
- Tailor redevelopment plans to meet the diverse requirements of the community.
- Design solutions that are responsive to residents' real-life experiences and priorities.

Build Trust and Transparency

- Open communication channels foster dialogue between housing agencies, policymakers, and residents.
- Regular meetings and updates keep residents informed and engaged in the repositioning process.
- Collaborative decision-making empowers residents to contribute to repositioning strategies.

Strategies for Supporting Resident Engagement

Support the Formation of Resident Organizations

- Resident Advisory Boards (RABs) - CFR 903 mandates Public Housing agencies to establish RABs for resident involvement in policy development.
- Resident Councils - CFR 964 outlines requirements for Resident Councils, democratically elected bodies representing community interests.

Capacity Building and Technical Assistance

- Offer training workshops to empower residents.
- Provide guidance to strengthen resident organizations' capacity.
- Connect residents with professionals to enhance resident-led initiatives.

Leverage Resources

- Provide grant funding and financial support for resident-led initiatives, such as Tenant Participation Funds (TP Funds) and ROSS Grant.
- Secure donations and partnerships with local businesses and nonprofits
- Establish platforms for residents to share information, skills, and resources.

Communication and Outreach Initiatives

- Organize gatherings to update residents on housing policies and programs.
- Ensure communication materials are available in multiple languages.
- Utilize websites, email newsletters, and social media channels to share information and engage residents in discussions about public housing issues.
- strategies.

Plan Requirements for Resident Advisory Boards and Repositioning

Plan Requirements for Resident Advisory Boards

- PHAs must establish one or more RAB(s) as part of the Plan process.
- PHAs must involve its Resident. Advisory Boards (RAB) in the entire planning process of the Plan (including repositioning actions included in the plan) conditions.
- PHAs comply with the resident consultation requirements for the PHA Plan (24 CFR part 903).

Plan Requirements Repositioning

- All Repositioning Actions (RAD, Section 18, SVC, Choice) must be included in the PHA Plan.

The Toolbox

Public Housing Investment Tools:

Units stay in the Public Housing Program but can access private capital

- Operating Fund Financing Program
- Capital Fund Financing Program
- Section 30 Mortgages
- Capital Fund
 - Lead-Based Paint Capital Fund (LBPCF) & Housing-Related Hazards Capital Fund (HRHCF)
 - Emergency/Natural Disaster Grants
 - Emergency Safety and Security Grants
- Energy Efficiency Incentives
 - Energy Performance Contracting
 - Small Rural Frozen Rolling Base
 - Rate Reduction Incentive
- Mixed Finance Development
- Choice Neighborhoods

Repositioning Tools:

All units taken out of the Public Housing Program and assistance converted to Section 8

- Rental Assistance Demonstration (RAD)
- Section 18 Demo/Dispo
- RAD/Section Blends
- Voluntary Conversion
- Streamlined Voluntary Conversion (SVC)
- Section 32 Homeownership
- Choice Neighborhoods



Resident Consultation (Overview)

<p>Section 18 Demo/Dispo</p>	<ul style="list-style-type: none"> • Opportunity for 2-way dialogue • Residents can submit written comments-PHA must evaluate and include in application • HUD disapproves application if insufficient resident consultation
<p>Section 22 Voluntary Conversion</p>	<ul style="list-style-type: none"> • Significant Resident Participation in Development of VC Plan • At least one in-person resident meeting • Provide residents with copies of draft VC Plan
<p>RAD and Blends</p>	<ul style="list-style-type: none"> • 5 meetings with residents required throughout conversion process • Documentation of resident engagement required to be submitted to HUD • Additional meetings and consultation with residents may be required if any substantial changes to project plans occur, or if HUD requests • PHA encouraged to partner with residents and resident leaders throughout process
<p>PH Capital Fund (Modernization)</p>	<ul style="list-style-type: none"> • Consult Resident Advisory Board (RAB) to discuss 5-year CFP submission-905.300(b)(3) • Must consider the comments from the RAB • Documentation of recommendations by RAB and PHA response required
<p>PH Capital Fund (Development)</p>	<ul style="list-style-type: none"> • Consult with affected residents prior to submission of development proposal to solicit resident input into development of the public housing project-905.600(c)(2)



Key Resident Consideration	Traditional PH (modernization with Capital Funds)	Rental Assistance Demonstration (inc. RAD/Section 18 Blends)	Section 18 Demolition or Disposition	Choice Neighborhoods Implementation Grants	Streamlined Voluntary Conversion (SVC)
One-for-One Replacement (Hard Units)	N/A (PH Units not removed)	Yes	No	Yes	No
Right of Return	N/A (Family remains a PH tenant)	Yes	No	Yes	Yes—Right to Remain (Family has right to stay with TB assistance if project will be used as housing)
Rescreening Allowed?	No (Family remains a PH tenant)	Not Allowed (May be screened for other funding sources attached but does not affect right of return)	Yes	Not Allowed (May be screened for other funding sources attached but does not affect right of return)	Yes
Up-front HUD Civil Rights Review of Application	N/A	Yes	Yes	Yes	Yes

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Long-term affordability	Yes—investment of Capital Funds extends PH use restriction by 20-years	Contract must be renewed at expiration perpetually.	30-year use agreement if disposition approved at below FMV for affordable housing	Replacement Units: 40-year Declaration of Restrictive Covenant Other Grant Funded Units: 20 years, up to 120% of AMI	30-year use agreement if disposition approved at below FMV for affordable housing
Choice-mobility (the ability to access a mobile HCV after a period of PBV residency)	N/A	PBV: resident eligible 1 year after conversion PBRA: resident eligible 2 years after conversion	If PH units are PBV'd after disposition, resident eligible 1 year after conversion	If PH units are PBV'd after disposition, resident eligible 1 year after conversion	If PH units are PBV'd after disposition, resident eligible 1 year after conversion
Right to relocate with HCV tenant-based voucher	N/A (unless PHA includes preference in Admin Plan for families that are displaced due to modernization)	May be offered as alternative housing option if resident does not want to go through conversion	If PHA receives TPVs, must offer to impacted residents—but can be offered as tenant-based or PBV	Yes; Choice requires all PH households be offered a HCV, new TPVs are provided	Yes
Reduces Faircloth Authority <i>(Ability for PHA to develop a new unit after PH unit is converted or removed)</i>	N/A (PH don't leave the inventory)	Yes, for RAD units No, for Section 18 units in a blend	No	It depends. Yes-if RAD No-if demolished through Section 24 or disposed through S18	No, and the PHA can develop Faircloth-to-RAD units before close out.



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<p>Extra Considerations for Resident Protections</p>	<p>N/A</p> <p>Public Housing rights continue during and after mod</p> <p>(URA may apply if family displaced due to modernization more than 12 months)</p>	<p>Public Housing rights continue through conversion</p> <p>Post conversion Section 8 rights apply</p> <p>Additional protections for residents through RAD regulation apply also</p>	<p>Resident rights in new housing depend on type of comparable housing received (Section 8 tenant-based, PBV, or public housing)</p>	<p>Resident rights to a replacement unit depends on type units—RAD, PBV, PH)</p>	<p>Section 8 tenant-based assistance rights</p> <p>(ot Section 8 PBV rights, if family consents in wrting to a PBV lease)</p>



Choice Neighborhoods Planning Grants: Funding for Planning & Resident Engagement

Planning Grants are a great first step for PHAs interested in redeveloping severely distressed public housing and HUD-assisted housing

- Up to **\$500,000** to support development of a comprehensive neighborhood “Transformation Plan” through a two-year planning process
- **Benefits:**
 - Meaningful resident engagement and buy-in
 - Attract partners and generate positive attention
 - Build PHA capacity
 - Provide funds for professional planning coordinators, resident surveys, PHA staff costs, market studies, environmental reviews, A&E costs
 - Funding for an “early action activity”
- ***FY24 NOFO coming this spring! Up to \$10 million available***
- **We encourage PHAs of all sizes with projects of all sizes to apply**



Case Study: Pittsburgh Choice Neighborhoods Planning Grant

\$500,000 Planning Grant awarded to Housing Authority of the City of Pittsburgh and City of Pittsburgh in 2016

Focused on the Bedford Dwellings public housing community and surrounding Hill District neighborhood

Robust Community Engagement Towards Neighborhood Transformation Plan

- 25 Steering Committee Meetings
- 68 strategy focused working groups
- 5 large community meetings
- 3 community charrettes
- 7 Bedford Dwelling Resident Ambassadors
- 276 of 368 households survey (75%)



Case Study: Pittsburgh

PHA Role in Engagement and Repositioning

Resident Engagement & Trust Building Continues

- Resident goal of “Connecting a Unified Community”
7 onsite and offsite phases, plus restoration of the street grid.
- Phase 1 is a mixed-finance transaction. HACP then pursued a Choice Neighborhoods Implementation Grant for Phases 2-7. Future phases will also be combined with RAD.
- HACP provided the necessary consultations for each program.
- HACP continued to attend monthly resident meetings, discussing the plan and topics such as relocation. Their constant presence allowed for open communication, accessibility concerns, and other questions and concerns to be addressed on an ongoing basis and maximize the trust building process.
- Residents served on Master Planner and Master Developer(s) selection committee.



Case Study: Pittsburgh Choice Neighborhoods Implementation Grant Award

HACP awarded a \$50 Million Choice Neighborhoods Implementation Grant in July 2023!

Bedford Dwellings: 823 New Planned Units

- 411 Replacement Housing Units (one for one replacement)
- 210 LIHTC Units
- 202 Unrestricted/Market Units
- 14 Total Funding Sources
- Estimated TDC \$450,000,000

Engagement Continues

- Residents participate in steering committee and oversight
- Bedford Connect continues to host monthly gatherings
- Ongoing tenant council meetings and dedicated workgroups on topics such as relocation
- Large community wide meetings focused on neighborhood improvements



Case Study: Scattered Site Units

- PHA had 228 scattered site units (single family)—unsustainable to operate as Public Housing
- PHA engaged with impacted residents as part of the Section 18 application consultation
- PHA heard from 44 residents they were interested in purchasing their homes
- PHA put these 44 units into a Section 32 homeownership application and put remaining units into the Section 18 disposition application



Case Study: RAD to Section 18 Disposition

- PHA decided to redevelop a 60-unit building through rehab with LIHTCs
- PHA submitted a RAD application and secured a CHAP. PHA included RAD in its PHA Plan and had initial required meetings with residents
- After doing a PNA, PHA determined the project was physically obsolete and decided to pursue a Section 18 application instead of RAD to generate higher rents and leverage more funding for the rehab and future operation
- PHA was eligible to “switch applications” from RAD to Section 18 and HUD rescinded the CHAP
- PHA did a significant amendment to its PHA Plan to reflect the Section 18 disposition
- PHA consulted residents, resident groups and the RAB pursuant to Section 18 requirements--explaining it was still rehabbing the property with LIHTCs, but through Section 18 instead of RAD



Case Study:

Change in Section 18 Disposition Plans

- HUD approved a PHA's application to dispose of 52 obsolete buildings (300-units) and 72 acres of underlying land
- PHA proposed to sell the property "as is" at above appraised (FMV) value to a developer, who would demolish the buildings and build a hotel
- After HUD approval, developer determined it only needed 42 acres
- PHA renegotiated the disposition with the developer to 42 acres and decided to redevelop the remaining 30 acres as affordable housing
- **PHA re-consulted the impacted residents (and RAB) about the change in disposition plans, and secured board approval**
- PHA requested HUD (SAC) approval for the change in plans



Resources

SAC

[SAC website](#)

[SAC Public Housing Resident Page](#)

SACTA@hud.gov

Public Housing Modernization (Routine-Cap Funds)

[Occupancy Guide—Transfer Chapter](#)

[Capital Fund Guidebook](#)

PIHOCl@hud.gov

MTW

[MTW Website](#)

[MTW Repositioning FAQs](#)

Public Housing

[Tenant HUB](#)

[Resident Advisory Boards and PHA Plans](#)

[Strengthening Public Housing](#)

RAD

[RAD website](#)

[RAD Public Housing Resident Page](#)

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

RAD@hud.gov

Choice Neighborhoods

[Choice Neighborhoods](#)

[HUD Exchange w/TA Resources](#)

ChoiceNeighborhoods@hud.gov

Webinars

[Relocation for Repositioning](#)

[Resident Considerations](#)

Repositioning Handouts

[Community Supportive Services \(CSS\) and Repositioning](#)

[Repositioning for Residents](#)

[Repositioning Options—Overview Chart](#)

Questions?

