


Public Meeting: Streamlined Voluntary Conversion Plan

(Alta Loma/Rio Vista/Paisano/Presidente/Scattered Sites)
11/30/2020 via Zoom
2:00 pm

Introduction

- ▶ HASA Staff
 - Rebecca Salandy–Executive Director
 - Amanda Cruz–Deputy Director
 - Kristi Caples–Public Housing Property Manager

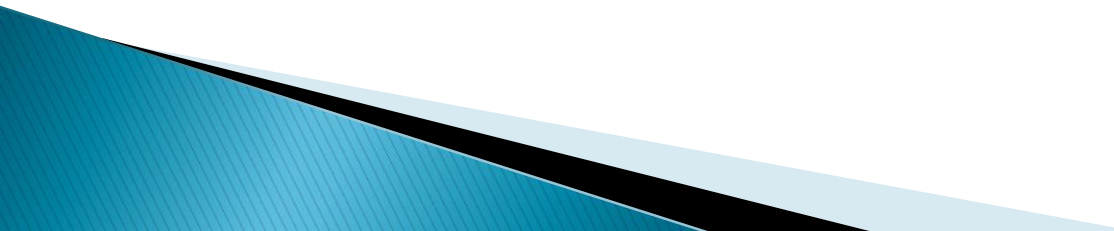
 - ▶ HUD Staff
 - Ms. Brenner D. Stiles–Portfolio Management Specialist

 - ▶ Resident Roll Call
 - Please state your first and last name, for the record.
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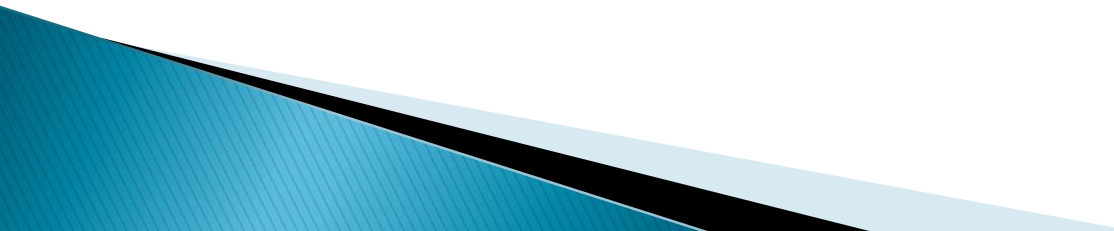
Before we get started...

- ▶ To avoid background noise, we ask that everyone remain muted until the questions portion of the presentation.
- ▶ This is a general information meeting to discuss the Streamlined Voluntary Conversion process and our current status. We encourage you to make comments or ask questions on the information we are presenting today. Your privacy is important to us so we will not discuss personal/individual situations in this meeting. If you would like to discuss personal information, please schedule a private meeting with Kristi Caples after this meeting. She can be reached at 325-486-3381 or kcaples@sanangelopha.com.
 - For those attending via video, you may use the chat function to ask (non-personal) questions during the presentation and those will be answered at the end.

Before we get started cont....

- ▶ Today's presentation is being recorded
 - We will upload the video presentation to our website as soon as possible.
 - ▶ Copies of today's presentation and the draft Voluntary Conversion Plan are posted on the HASA's website.
 - You may also ask for a paper copy or for a copy to be emailed to you.
 - ▶ Reminder: Nothing is happening today. This meeting does **not** trigger a notice for you to move.
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HASA Objective

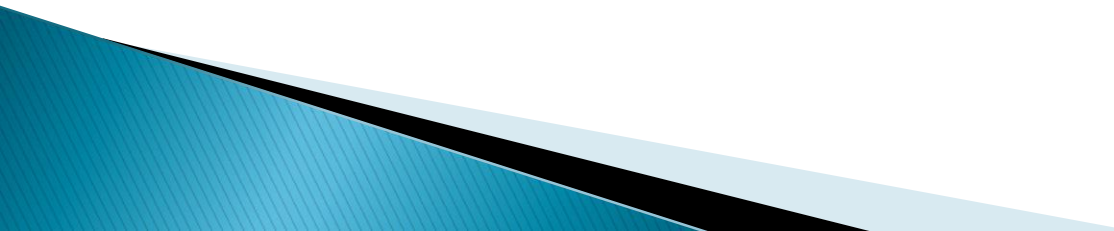
- ▶ It is the goal of the Housing Authority of San Angelo to close out the Public Housing Program (Section 9), currently operated by the HASA, by implementing Section 22 of the United States Housing Act of 1937, Streamlined Voluntary Conversion via 24 CFR 972, subpart B.
 - ▶ There are no plans for demolition of any of the units. The goal is to convert these units to the Housing Choice Voucher (HCV) program and continue to provide Affordable Housing.
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Introduction & Property Description

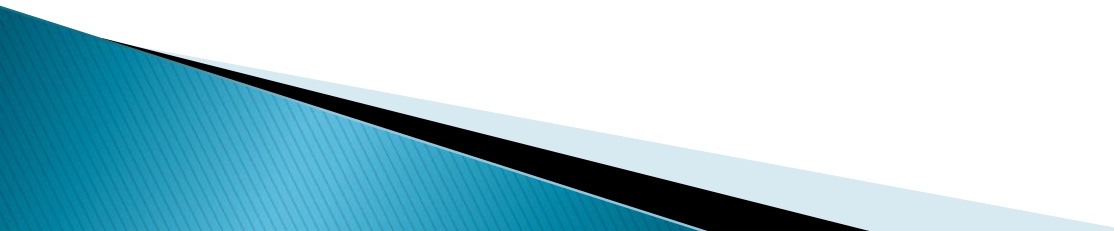
- ▶ The Housing Authority of San Angelo (HASA) oversees 174 units of public housing and administers 836 Housing Choice Vouchers (HCV). In order to secure and receive federal funding to operate the public housing program, known as Alta Loma/Rio Vista, the Housing Authority of San Angelo executes an Annual Contributions Contract (ACC) with the Department of Housing and Urban Development (HUD) annually. Pursuant to the ACC, the HASA has a duty to ensure compliance with HUD to fulfill our mission as defined in the ACC.
- ▶ The public housing program includes four developments: two general occupancy sites and two elderly specific sites, and 24 scattered sites. These 174 units are one, two, three and four bedrooms with square footage ranging between 589 and 1,960.

Alta Loma & Rio Vista (Junius/Julian)	60 Units Elderly Occupancy
Paisano	60 Units General Occupancy
El Presidente	30 Units General Occupancy
Scattered Sites	24 Units General Occupancy


PHA Plan Update

- ▶ The HASA has amended its PHA Annual plan to include Voluntary Conversion for all inhabited public housing units in the 174 public housing units. The amendment to this plan was published on HASA's website and a Public hearing was held on October 22, 2019 and on April 23, 2020. Proper notice of both of these Public meetings were posted on line and in the local newspaper with six postings over a 45-day period. The Mayor of San Angelo was also made aware of the amendments and signed the form HUD-50077 to certify the revised PHA plan is consistent with the consolidated plan.
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Why Convert?

- ▶ Funding is shrinking for operating funds and Capital Funds.
 - ▶ Housing Choice Voucher–aka–Section 8 is more stable and makes more business sense.
 - ▶ This will allow the Housing Authority to be more involved financially with the community and will allow the Housing Authority to be a self-supported business.
 - ▶ No more Public Housing HUD requirements.
 - ▶ Diversifies HASA portfolio.
 - ▶ Bottom line...more stability.
 - ▶ Reference: Streamlined Voluntary Conversion (PIH 2019-05)
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What Conversion looks like...

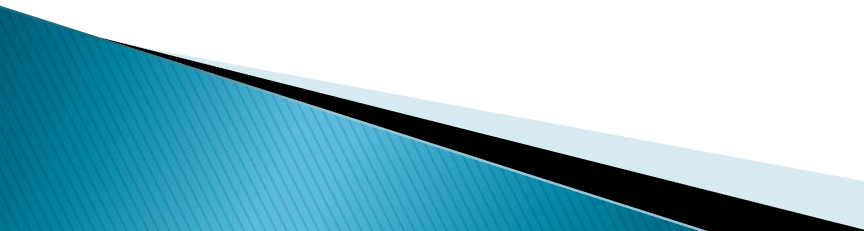
- ▶ The Housing Authority will still be the Housing Authority and will still be a local government and have a governing Board.
 - ▶ The Housing Authority will still be the landlord and will continue to maintain and upgrade properties as normal.
 - ▶ Simply, we are applying to convert from Public Housing funding to Section 8 (Housing Choice Voucher/HCV) funding.
 - ▶ Bottom line...little to no impact to eligible residents.
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Assistance under Conversion...

- ▶ The HASA is applying for Tenant Protection Vouchers (TPV) and all eligible tenants will receive a tenant based voucher that may be utilized at current unit or in the private market (other units in the community) based on HCV program rules. **You do not have to move unless you choose to.**
 - Eligibility will be determined for each individual. If you are eligible for HCV and choose to move or are ineligible for HCV and choose to move, you will be eligible for relocation assistance.
- ▶ Units can be rented to anyone with an HCV.
- ▶ Rents will be based on our local payment standard.
 - HUD determines Fair Market Rent (FMR) annually for our area and payment standards are 90%–110% of FMR. Specifics will be given to you at a future one-on-one meeting.

Options with a Tenant Based Voucher (Eligible Residents Only)

- ▶ Tenant can stay in their current unit
 - The voucher stays with the tenant.
 - HASA will be the landlord and the tenant will sign an initial 1 year lease to remain in the current unit. Tenant will continue to pay HASA their portion of rent. If after the first year the tenant is in good standing and wishes to move somewhere else, the tenant will have that option. OR the tenant could choose to continue to use voucher with current HASA unit.

 - ▶ Move to another unit (different landlord)
 - The voucher stays with the tenant
 - The tenant chooses another rental unit
 - The new landlord has to agree to accept the voucher assistance.
 - The Landlord would sign a Housing Assistance Payment (HAP) Contract with the Housing Authority.
 - The tenant would sign a 1 year lease with the new landlord.
 - The tenant would pay their portion of rent to their new landlord.
 - HASA would pay the landlord the remaining portion of rent.
 - If after the first year the tenant is in good standing, they would have the option of remaining in unit or searching for another unit.
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Fair Market Rents for Over income residents

- ▶ The HASA will allow residents that are ineligible for the HCV program to remain in their unit, without a voucher, paying rent at 80% of the FMR. The HASA will provide relocation counseling and advisory services to these residents. The HASA is not requiring any ineligible resident to vacate their unit; however, the HASA is prepared to provide relocation assistance to all ineligible residents who do choose to relocate during this conversion. The HASA staff will meet with each resident individually to determine needs and create individual relocation plans. Staff will assist each family as needed/requested by the family, until relocation is complete.

2021	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
San Angelo FMR	\$762	\$980	\$1,297	\$1,572
80%	\$610	\$784	\$1,038	\$1,258

Relocation Benefits: Eligible

- ▶ In order to be eligible for relocation benefits:
 - Families will be given a Relocation Notice after HUD approves the application. This notice will be at least 90 days once it is issued. Official date pending.
 - Families who comply with the timeframes given after HUD approves will be eligible for relocation benefits.
 - This applies to families moving with, or without, continued rental assistance.

Relocation Benefits: Ineligible

- ▶ Who is ineligible for Relocation Benefits?
 - Families who remain in their current unit with their tenant based voucher OR families not approved for HCV but choose to stay in their unit paying 80% of FMR. (Since not having to move)
 - Any family that remains in their current unit past the agreed upon date:
 - Families who were not approved for HCV assistance and choose to move, but did not, and did not sign a lease with HASA.
 - Families who were approved for HCV assistance and chose to move, but did not move within timeframes given, and did not sign a lease with HASA.
 - Families who remain in their unit after the future deadline given, who do not sign a lease with HASA, will be subject to eviction.

Advisory Support Services

- ▶ Relocation services for households will be provided by HASA staff.
- ▶ Housing Choice Voucher program staff, including Housing Counselors and Certification Specialists, will be responsible for the issuance of TPVs and for supporting resident education about successfully leasing in the private market.
- ▶ Advisory Support Services will include:
 - Identifying the needs and preferences of residents, using surveys, interviews with open ended questions, and checklists; and
 - Providing additional opportunities to discuss relocation housing options. Every resident will have at least 90 days from the initial counseling session to determine which housing or benefit option they prefer; unless they choose to waive the 90-day period and either stay using their TPV or move prior to the end of the period. Residents may change their preference after the initial selection; and
 - Informing residents about available relocation assistance; and
 - Discussing with the household how each relocation housing option might meet their stated needs; and
 - Informing residents about the Relocation Plan's appeal process; and
 - Offering referrals to services or other assistance the household may need, including assistance with services such as completing an application for benefits or scheduling appointments; and
 - Providing current and ongoing listings of comparable units for the residential relocations; and
 - Providing mobility counseling for relocating residents who are issued a TPV to assure, to the extent possible, that they have full information about their relocation choices in high-opportunity areas, if they qualify for the program; and
 - Supplying information on other federal, state, and local programs that offer assistance.
 - Tenant Relocation Payment

Tenant Relocation Payment

- ▶ Tenant Relocation Payments are for eligible residents only.
- ▶ The HASA has set a stipend/reimbursement for verifiable expenditures for each resident to put towards the cost of moving expenses/supplies and utility transfer fees.
 - HASA can pay the vendor directly or tenant can submit a receipt for reimbursement.
- ▶ If actual expenses are more than the maximum payment, the tenant is responsible for the difference.

Tenant Relocation Payment

Bedroom Size	Maximum Reimbursement
1 Bedroom	\$650
2 Bedroom	\$725
3 Bedroom	\$800
4 Bedroom	\$875

Conclusion

- ▶ If approved, the HASA will convert all 174 public housing units to the HCV program, under the Streamlined Voluntary Conversion application, in accordance with the federal guidelines provided by HUD. This plan will not include any demolition and will not require any relocation, but will allow relocation for residents that chose to do so.

Moving Forward

- ▶ HASA staff is still working closely with HUD on the application process, to include the relocation plan, with future updates to come.
 - One-on-one meetings will go into further detail, to include eligibility, and to begin your personal plan.
- ▶ Once the application is complete and submitted it can take HUD 90–120 days to render a decision.

Questions?

