

From: Claiborne, Kathy [mailto:Kathy.Claiborne@hud.gov]
Sent: Wednesday, September 02, 2009 5:08 PM
To: Blankenship, Leona L; Victoria Wilson; Catherine Stone; Toni Butler
Cc: Claiborne, Kathy
Subject: RE: Recovery Act Funds
Importance: High

Victoria, here is the information we were provided:

6,300 Section 8 projects were funded back in March—the selection was based on identifying all projects needing money urgently, either to fund an upcoming renewal or cover a funding shortfall. The bulk of the money was used as amendments—and was simply added to existing balances. This means that owners simply received more money. They may not yet know that the money they received back in March was from ARRA, and thus may not be aware of any reporting requirements. The attached spreadsheet lists which projects were funded and how much Recovery Act money they received. Feel free to distribute this to anyone, it's public data. We're trying to get a similar list posted to HUD's external web site for Recovery—and once it's there, you'll be able to refer folks to this source.

2009 Recovery Act Funding - Alaska Projects

Contract Number	Amount Awarded	Amount Spent	Property Name
AK06E000004	22,704.00	13,714.00	ALPINE TERRACE
AK020002001	47,697.00	47,697.00	CHENANA APARTMENTS
AK020003001	481,702.00	178,239.00	GLEN, THE
AK020005001	283,884.00	230,893.00	PARKWEST APARTMENTS
AK020007002	263,536.00	192,930.00	COHO PARK
AK02M000011	48,951.00	48,951.00	LITTLE DIPPER APTS
AK02R000004	14,405.00	14,405.00	PETERSBURG ELDERLY
AK06L000007	1,108,107.00	363,007.00	JEWEL LAKE VILLA APARTMENTS

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HUD - PROGRAM PLAN

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Select Program:

Project-Based Rental Assistance



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Project-Based Rental Assistance Recovery Plan

Last updated: 2009-05-05

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Objectives

Program Purpose

HUD's Recovery Act funds support three themes that align with the broader goals of the Recovery Act: (1) promoting energy efficiency and creating green jobs, (2) unlocking the credit markets and supporting shovel-ready projects, and (3) mitigating the effects of the economic crisis and preventing community decline. HUD's overriding objective in support of these goals is the creation and preservation of jobs.

Public Benefits

The Recovery Act includes a \$2 billion appropriation for the Section 8 Housing Assistance Payments Program Special Allocations. This program serves low-income households by providing monthly rental assistance payments to eligible housing projects. The Recovery funding supplements funding to existing contracts, enabling a continuation of payments during FY2009 and 2010. No new assistance will be awarded under this initiative.

The expected benefits of this program are to preserve tens of thousands of affordable housing units and prevent homelessness. In addition, we will meet HUD's overriding goal of creating and preserving jobs. Under this program, eligible low-income families and individuals are able to afford decent housing. Projects now being assisted will continue to receive assistance and thus maintain full occupancy.

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Measures

The measures have been revised to enrich the performance metrics for Recovery targets. In some instances, targets will not be available until additional baseline data has been collected.

Measure	Target/Actual			
	2009	2010	2011	2012
Thousands of households with worst-case housing needs among families with children, the elderly, and persons with disabilities.	0/0	–	–	–
The share of assisted and insured privately owned multifamily properties that meet HUD established physical standards are maintained at no less than 95 percent.	0/0	0/0	–	–
The Project-Based Rental Assistance program will maintain its per unit rental subsidy cost at or below the rate of inflation.	0/0	0/0	–	–
Timely obligation and disbursement of ARRA funds for project-based rental assistance	0/0	0/0	0/0	0/0
110,000 units renewed as long-term affordable rental housing	0/0	0/0	0/0	0/0

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Schedule and Milestones

Obligation and Disbursement of \$2.0 billion in rental assistance payments

Milestone	Completion Date
Obligation of \$2.0 billion in ARRA funds for rental assistance payments	2009-07-31
Disbursement of \$2.0 billion in ARRA funds for rental assistance payments	2010-06-30
100% expenditure of funds	2010-06-30

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Projects and Activities

Kinds and Scope of Program Activities

Two forms of assistance are provided: (1) Additional funding for existing contracts; and (2) Renewal funding for existing contracts that would otherwise expire in FY 2009.

Project/Activity: Funding Existing Contracts

Description: Adds money to existing contracts

Funding: \$2,000,000,000.00

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Review Process

(1) Data Collection and Reporting

- a. Spend Plans: These identify the plan for the use of funds for each grantee. After award, but before gaining access to funds, the grantees must submit a plan on how to use their funds. For Section 8, plans are not required.
- a. Financial Reports: HUD has two financial reports that will be generated and analyzed on a weekly basis. These include a Summary Financial Report that indicates the amount of funds for each program, and a Funding Notification Report, which shows the amount of funding by program for every jurisdiction, including local governments and some states.
- b. Quarterly Recipient Reports: The cornerstone of HUD's monitoring and evaluation system is the project and contract data collected from grantees. The Recovery Act specifically requires data collection fields for grantees and contractors. In addition to these data, HUD will also collect program-specific measures from grantees (e.g., the number of units in contracts being renewed with stimulus funds etc.).
- c. Sample Survey of Outcomes: There is no planned survey of outcomes for this program.

(2) Ongoing Grantee Management: HUD categorizes grantees by risk, then monitors and allocates interventions, including training, technical assistance and if warranted, disciplinary action, accordingly. High Risk grantees are those Grantees receiving more than \$10 million in Section 8 funds annually. To ensure timely expenditure of funds, HUD will track payments on a monthly basis. To ensure budget/cost compliance, HUD will monitor each monthly voucher for accuracy. To ensure legal compliance, HUD will require annual financial statements and on-site annual reviews. Actions for non-compliance include on-site management reviews and contract termination.

(3) Longer Term Evaluation and Research: There is no planned long-term evaluation of this program.

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Cost and Performance Plan

With respect to reporting, OMB has issued detailed guidance on the requirements for recipients of the Recovery Act funds. Specifically, each prime and first tier recipient is required to report specified information to HUD 10 days after the end of each calendar quarter. This includes but is not limited to a detailed list of all projects and activities for which Recovery Act funds were obligated or expended, an evaluation of the completion status of the project or activity, and an estimate of the number of jobs created or retained. In addition to the overarching requirements of the Recovery Act, HUD has also identified a number of program-specific measures that will be collected through this reporting process. These measures are outlined in the supporting program plans.

HUD expects that the transparency requirements of the Recovery Act, specifically the requirement to publish both spending and recipient performance reports, will create accountability amongst its managers and grantees. That said, HUD will establish additional internal management controls to create a greater level of accountability for performance. The HUD Recovery Act program management team will work with the leads of the program and cross-cutting teams to prepare a bi-weekly program snapshot report for the

steering committee to review with the Deputy Secretary and Secretary. Drawing from the program and risk management plans, the reports will include summary-level quantitative financial and programmatic performance measures and targets, key milestones, and issues or risks. Interim spending and performance targets will be set to ensure that annual objectives from the program plans are met. Performance data will be summarized by grantee risk category, as defined in the agency's risk management plan. Performance measure targets and milestones that are missed, or that are in jeopardy of being missed, will be accompanied by an explanation of the reasons why, including any issues affecting progress and the specific plan for their resolution or mitigation. The report will also identify specific grantees with performance issues, and summarize the actions being taken to address them. In addition to the bi-weekly reporting, each program team will meet with the Secretary, Deputy Secretary and Steering Committee on a monthly basis to review a more detailed set of Recovery Act performance measures. On a quarterly basis, these monthly meetings will include updated grant recipient data described above.

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Energy Efficiency Spending Plans

This program does not invest in Federal Infrastructure.

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Program Plan Award Types

Project Grants

Recipient Applicant Type:


Not Available

Beneficiary Type:

Not Available

American Recovery and Reinvestment Act of 2009: Project Based Rental Assistance Contract Funding

<i>Project Based Rental Assistance**</i>			
<i>State</i>			
<i>Abbreviation</i>	<i>State Name</i>	<i>Recovery Amount</i>	<i>Contracts</i>
AK	ALASKA	\$2,270,986	8
AL	ALABAMA	\$33,645,688	185
AR	ARKANSAS	\$20,076,186	141
AZ	ARIZONA	\$15,389,085	72
CA	CALIFORNIA	\$305,037,547	764
CO	COLORADO	\$35,545,846	152
CT	CONNECTICUT	\$48,256,866	140
DC	DISTRICT OF COLUMBIA	\$40,916,923	59
DE	DELAWARE	\$4,407,466	16
FL	FLORIDA	\$89,898,307	241
GA	GEORGIA	\$44,627,882	127
HI	HAWAII	\$6,117,358	21
IA	IOWA	\$14,521,562	88
ID	IDAHO	\$3,257,088	30
IL	ILLINOIS	\$103,309,941	236
IN	INDIANA	\$47,681,123	167
KS	KANSAS	\$11,591,043	96
KY	KENTUCKY	\$30,293,241	168
LA	LOUISIANA	\$20,004,342	75
MA	MASSACHUSETTS	\$118,982,618	207
MD	MARYLAND	\$43,852,641	124
ME	MAINE	\$10,833,336	66
MI	MICHIGAN	\$49,399,514	176
MN	MINNESOTA	\$13,897,250	95
MO	MISSOURI	\$25,057,375	120
MP	NORTHERN MARIANAS	\$104,208	3
MS	MISSISSIPPI	\$18,895,453	86
MT	MONTANA	\$4,453,590	37
NC	NORTH CAROLINA	\$13,607,147	101
ND	NORTH DAKOTA	\$2,925,706	39
NE	NEBRASKA	\$6,698,328	56
NH	NEW HAMPSHIRE	\$8,636,771	49
NJ	NEW JERSEY	\$78,912,171	131
NM	NEW MEXICO	\$5,592,108	30
NV	NEVADA	\$5,677,955	20
NY	NEW YORK	\$234,818,320	326
OH	OHIO	\$95,549,269	329
OK	OKLAHOMA	\$10,762,053	59
OR	OREGON	\$11,464,379	89
PA	PENNSYLVANIA	\$68,591,454	236
PR	PUERTO RICO	\$20,561,530	59
RI	RHODE ISLAND	\$36,561,674	81
SC	SOUTH CAROLINA	\$26,296,346	89
SD	SOUTH DAKOTA	\$3,734,909	47
TN	TENNESSEE	\$35,909,710	141
TX	TEXAS	\$72,697,599	233
UT	UTAH	\$4,602,407	29
VA	VIRGINIA	\$33,113,037	81
VI	VIRGIN ISLANDS	\$1,358,885	3
VT	VERMONT	\$3,423,608	26
WA	WASHINGTON	\$22,494,740	160
WI	WISCONSIN	\$18,839,526	124
WV	WEST VIRGINIA	\$12,257,518	45
WY	WYOMING	\$2,588,385	18



American Recovery and Reinvestment Act of 2009

Department of Housing and Urban Development

Program-Level Plan

Section 8 Project-Based Rental Assistance

a. FUNDING TABLE:

Activity	Funding Level
Funding Existing Section 8 Contracts	\$2,000,000,000.00

b. OBJECTIVES:

HUD's Recovery Act funds support three themes that align with the broader goals of the Recovery Act: (1) promoting energy efficiency and creating green jobs, (2) unlocking the credit markets and supporting shovel-ready projects, and (3) mitigating the effects of the economic crisis and preventing community decline. HUD's overriding objective in support of these goals is the creation and preservation of jobs.

The Recovery Act includes a \$2 billion appropriation for the Section 8 Housing Assistance Payments Program Special Allocations. The Recovery Act objective of this program is to provide a full 12 months of rental assistance payments to owners of multifamily rental housing. This creates an incentive for owners to remain in the program, which benefits low-income households that depend on the program to obtain affordable, safe and sanitary housing. Without the Recovery Act funding, many Section 8 contracts would have received less than 12 months of funding upon renewal. As a result of the Recovery Act, there will be sufficient money available to HUD to fund all expiring Section 8 contracts for a full twelve month term. Over 6,000 existing contracts—with over 450,000 assisted families—will receive additional funding as a result of the Recovery Act.

The expected benefits of this program are to preserve tens of thousands of affordable housing units and prevent homelessness. Under this program, eligible low-income families and individuals are able to afford decent housing. Projects now being assisted will continue to receive assistance and thus maintain full occupancy.

c. ACTIVITIES:

HUD will use the \$2.0 billion provided by ARRA to assure a full twelve months of funding for Section 8 contracts being renewed in FY 2009.

Project/Activity: Funding Existing Section 8 Contracts

Description: Adds money to existing contracts

Funding: \$2,000,000,000.00



American Recovery and Reinvestment Act of 2009

Department of Housing and Urban Development

Program-Level Plan

Section 8 Project-Based Rental Assistance

d. CHARACTERISTICS:

Type of Financial Award: B – Project Grants

Funding Amount: \$2,000,000,000.00

Methodology for Award Selection: Recovery Act money was used to increase funding for existing projects that were projected to need funding by June 2009. No new awards were made.

Type(s) of Recipients: Government - Public Nonprofit Institution/Organization, Non-Government - Profit Organization, Non-Government - Private Nonprofit Institution/Organization

Type(s) of Beneficiaries: Individual/Family

Estimated dollar amount of Federal in-house activity: \$00.00

e. DELIVERY SCHEDULE:

Milestone Description: Obligation and Disbursement of \$2.0 billion in rental assistance payments

Milestone: Obligation of \$2.0 billion in ARRA funds for rental assistance payments

Expected Completion Date: 7/31/2009

Milestone: 100% expenditure of funds

Expected Completion Date: 6/30/2010

f. ENVIRONMENTAL REVIEW COMPLIANCE:

AREA OF COMPLIANCE	FUNDING EXISTING SECTION 8 CONTRACTS
Compliance with National Environmental Policy Act (NEPA)	Under HUD regulations, Section 8 program actions are categorically excluded from NEPA.
Compliance with National Historic Preservation Act and related statutes	No new construction or rehabilitation activity is being supported under Section 8 and thus compliance with NHPA is not an issue.
Milestones dependent on environmental review process	N/A
Potential impact of environmental reviews on project implementation	N/A



American Recovery and Reinvestment Act of 2009

Department of Housing and Urban Development

Program-Level Plan

Section 8 Project-Based Rental Assistance

g. MEASURES:

Measure: Funds obligated by HUD

Measure Type: Efficiency

Measure Frequency: Quarterly

Direction of Measure: Increasing

Unit of Measure: Dollars

Explanation of Measure: Quantifies efficiency and timeliness by measuring the dollar amount of funds obligated by HUD on a quarterly basis.

Actual: TBD

Goal Lead: Stephen A. Martin

Measurement Methodology: HUD will collect Quarterly Recipient Reports from grantees.

How result will be readily accessible to the public: This data will be made available on HUD.gov/Recovery.

<u>2009 Projections</u>			<u>2010 Projections</u>		
<u>Original Pro-gram Target</u>	<u>Revised Pro-gram Target</u>	<u>Target (incre-mental change in perfor-mance)</u>	<u>Original Pro-gram Target</u>	<u>Revised Pro-gram Target</u>	<u>Target (incre-mental change in perfor-mance)</u>
\$7,100,000,000	\$8,500,000,000	\$1,400,000,000	\$8,200,000,000	\$8,800,000,000	\$600,000,000

Measure: Funds expended by grantees

Measure Type: Efficiency

Measure Frequency: Quarterly

Direction of Measure: Increasing

Unit of Measure: Dollars

Explanation of Measure: Quantifies efficiency and timeliness by measuring the dollar amount of funds expended by grantees on a quarterly basis.

Actual: TBD

Goal Lead: Stephen A. Martin

Measurement Methodology: HUD will collect Quarterly Recipient Reports from grantees.

How result will be readily accessible to the public: This data will be made available on HUD.gov/Recovery.



American Recovery and Reinvestment Act of 2009

Department of Housing and Urban Development

Program-Level Plan

Section 8 Project-Based Rental Assistance

2009 Projections			2010 Projections		
<u>Original Program Target</u>	<u>Revised Program Target</u>	<u>Target (incremental change in performance)</u>	<u>Original Program Target</u>	<u>Revised Program Target</u>	<u>Target (incremental change in performance)</u>
\$7,100,000,000	\$8,500,000,000	\$1,400,000,000	\$8,200,000,000	\$8,800,000,000	\$600,000,000

Measure: Number of Units Receiving a full 12 months of Rental Assistance

Measure Type: Output

Measure Frequency: Quarterly

Direction of Measure: Increasing

Unit of Measure: Housing Units

Explanation of Measure: Measures Program success in contributing to HUD's goal of preventing homelessness by tracking the number of housing units receiving a full 12 months of rental assistance each quarter.

Actual: TBD

Goal Lead: Stephen A. Martin

Measurement Methodology: HUD will collect Quarterly Recipient Reports from grantees.

How result will be readily accessible to the public: This data will be made available on HUD.gov/Recovery.

2009 Projections			2010 Projections		
<u>Original Program Target</u>	<u>Revised Program Target</u>	<u>Target (incremental change in performance)</u>	<u>Original Program Target</u>	<u>Revised Program Target</u>	<u>Target (incremental change in performance)</u>
780,000	1,240,000	460,000	780,000	1,240,000	460,000

Measure: Number of Unit-Months of Rental Assistance

Measure Type: Output

Measure Frequency: Quarterly


Direction of Measure: Increasing

Unit of Measure: Months of assistance

Explanation of Measure: Measures Program success in contributing to HUD's goal of preventing homelessness by tracking the number of months of rental assistance (460,000 units for 5 months in 2009 and 3 months in 2010)

Actual: TBD





American Recovery and Reinvestment Act of 2009

Department of Housing and Urban Development

Program-Level Plan

Section 8 Project-Based Rental Assistance

Goal Lead: Stephen A. Martin

Measurement Methodology: HUD will track each month the number of units actually paid with ARRA funds and report on a cumulative basis each fiscal year.

How result will be readily accessible to the public: This data will be made available on HUD.gov/Recovery.

2009 Projections			2010 Projections		
<u>Original Program Target</u>	<u>Revised Program Target</u>	<u>Target (incremental change in performance)</u>	<u>Original Program Target</u>	<u>Revised Program Target</u>	<u>Target (incremental change in performance)</u>
12,580,000	14,880,000	2,300,000	13,500,000	14,880,000	1,380,000

h. MONITORING AND EVALUATION:

(1) Data Collection and Reporting

- Financial Reports: HUD has two financial reports that will be generated and analyzed on a weekly basis. These include a Summary Financial Report that indicates the amount of funds for each program, and a Funding Notification Report, which shows the amount of funding by program for every jurisdiction, including local governments and some states.
- Quarterly Recipient Reports: The cornerstone of HUD's monitoring and evaluation system is the project and contract data collected from grantees. The Recovery Act specifically requires data collection fields for grantees and contractors. In addition to these data, HUD will also collect program-specific measures from grantees (e.g., the number of units in contracts being renewed with stimulus funds etc.).

- (2) Ongoing Grantee Management: HUD categorizes grantees by risk, then monitors and allocates interventions, including training, technical assistance and if warranted, disciplinary action, accordingly. For the Section 8 program, high risk grantees are owners receiving more than \$10 million in funds annually. To ensure timely expenditure of funds, HUD will track payments on a monthly basis to verify that owners are utilizing the funds, and will recapture amounts not being used in a timely fashion. To ensure budget/cost compliance, HUD will monitor each monthly voucher for accuracy and will reduce payments where errors are discovered. To ensure legal compliance, HUD will require annual financial statements and on-site annual reviews to evaluate both the condition of the project and the accuracy of tenant eligibility documentation. Actions for non-compliance include on-site management reviews and contract termination.





American Recovery and Reinvestment Act of 2009

Department of Housing and Urban Development

Program-Level Plan

Section 8 Project-Based Rental Assistance

i. and j. TRANSPARENCY AND ACCOUNTABILITY:

With respect to reporting, OMB has issued detailed guidance on the requirements for recipients of the Recovery Act funds. Specifically, each prime and first tier recipient is required to report specified information to HUD 10 days after the end of each calendar quarter. This includes but is not limited to a detailed list of all projects and activities for which Recovery Act funds were obligated or expended, an evaluation of the completion status of the project or activity, and an estimate of the number of jobs created or retained. In addition to the overarching requirements of the Recovery Act, HUD has also identified a number of program-specific measures that will be collected through this reporting process.

HUD expects that the transparency requirements of the Recovery Act, specifically the requirement to publish both spending and recipient performance reports, will create accountability amongst its managers and grantees. That said, HUD will establish additional internal management controls to create a greater level of accountability for performance. The HUD Recovery Act program management team will work with the leads of the program and cross-cutting teams to prepare a bi-weekly program snapshot report for the steering committee to review with the Deputy Secretary and Secretary. Drawing from the program and risk management plans, the reports will include summary-level quantitative financial and programmatic performance measures and targets, key milestones, and issues or risks. Interim spending and performance targets will be set to ensure that annual objectives from the program plans are met. Performance data will be summarized by grantee risk category, as defined in the agency's risk management plan. Performance measure targets and milestones that are missed, or that are in jeopardy of being missed, will be accompanied by an explanation of the reasons why, including any issues affecting progress and the specific plan for their resolution or mitigation. The report will also identify specific grantees with performance issues, and summarize the actions being taken to address them. In addition to the bi-weekly reporting, each program team will meet with the Secretary, Deputy Secretary and Steering Committee on a monthly basis to review a more detailed set of Recovery Act performance measures. On a quarterly basis, these monthly meetings will include updated grant recipient data described above.

k. BARRIERS TO EFFECTIVE IMPLEMENTATION:

No barriers have been identified at this time.

l. FEDERAL INFRASTRUCTURE INVESTMENTS:

This program does not invest in Federal Infrastructure.

