

HCV Program Transfer

RHA to HACCC

September 24, 2019



The CVR Team



- National firm employing more than 150 team members
- Serving the Affordable Housing industry for nearly 25 years
- 100% Minority-Owned Business Enterprise (MBE), 50% Woman-Owned
- HUD Technical Assistance Provider with a focus on Troubled agencies
- Private management of Large Housing Choice Voucher Programs in urban areas

The CVR Team – Key Staff



CVR Team Member

Relevant Experience

Fradique Rocha	<ul style="list-style-type: none">More than 30 years of experience in Affordable Housing, specializing in Asset Repositioning, Public Housing redevelopment, Troubled housing authority recovery, and Program Management
Michael Tonovitz	<ul style="list-style-type: none">More than 25 years of experience in Affordable Housing, specializing in HCV program operations, Troubled housing authority recovery, Strategic Planning, RAD, PBV, Relocation, and all related activities
Melanie Campbell	<ul style="list-style-type: none">Communications expert with more than 25 years of experience in Affordable Housing, specializing in PHA program operations, Strategic Planning, special programs (RAD, Choice Neighborhoods, MTW), Asset Repositioning, Relocation, and all related activities
Kris Warren	<ul style="list-style-type: none">More than 25 years of Housing Authority Operations and redevelopment including expertise in the areas of asset repositioning, RAD, Section 18, and Relocation

Background

- The Richmond Housing Authority (RHA) was designated a Troubled and Fiscally Distressed Housing Authority
- HUD required RHA to enter into a Recovery Plan
- HUD required RHA to transfer its HCV program to a well-run agency
- The Housing Authority of Contra Costa County (HACCC) agreed to administer the program
- The transfer was effective July 1, 2019
- Project Based Voucher sites were part of the transfer

Background

- Transfers of large HCV Programs are not common
- HUD Guidance is limited
- There are no standard protocols or processes for a program transfer of this magnitude
- CVR was selected by HUD to provide Technical Assistance due to similar relevant experience with program transfers

Role of CVR

Communications

- Assisted with the Development of a Communications Plan
- Assisted with the Development of Communications Documents
 - Notices
 - Flyers
 - FAQs
 - Maps
- Facilitated Stakeholder meetings
 - Participants
 - Property Owners
 - Community Stakeholders

Role of CVR

Data Transfer

- Coordinated Hard File Transfer from RHA to HACCC
- Assisted RHA with the clean-up of certain bad electronic data pre-transfer
- Participated in electronic data transfer process
- Ongoing Assistance to HACCC with data clean-up

Staff Training

- Trained new HACCC staff on HCV requirements

Challenges

Project Based Vouchers

- RHA files are incomplete and HACCC/CVR could not verify that all PBV awards were properly made
- RHA PBV awards exceeded statutory caps
- Future PBV awards are needed to ensure RHA can redevelop distressed housing sites
 - A waiver request has been made to HUD to ensure these units do not impact HACCC's PBV cap
 - Units not exempt from cap could limit future affordable housing initiatives

Challenges

File Quality

- All former RHA participant files must be reviewed to ensure that calculations are accurate and all required documents are present
- Electronic data indicates that RHA may have made duplicate payments to some owners
- A detailed analysis was required to ensure HACCC makes proper payments to owners

TA Scope

- Certain needed TA was outside of the HUD approved scope

Next Steps

File Quality

- Retain file review vendor
- Review all files and track errors
- Correct all files

PBV

- TBD (pending on-going dialog with HUD)

Questions?