



COLUMBIANA HOUSING AUTHORITY RENTAL ASSISTANCE DEMONSTRATION (RAD)

Birmingham Office of
Public Housing

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New Beginnings

With the retirement of Robert K. Kenner, the Birmingham Office of Public Housing (PH) has new leadership. Velma M. Byron is the new Director of Public Housing for the Birmingham Field Office.

Ms. Byron has been with HUD for eighteen years and has financial and management experience. In the Caribbean Field Office in San Juan Puerto Rico, Ms. Byron successfully led a team with oversight and monitoring responsibilities for approximately 56,000 PIH units and 35,000 HCV units. Ms. Byron has been a University Professor and a Community Foundation Loan Director.



Velma M. Byron, Director

"Public Housing is more than a place to live. Public Housing Programs should provide opportunities to low-income families to improve the quality of their lives and their station in life."



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Reginald D. Marable Sr.
Division Director

Reginald "Reggie" Marable Sr., has assumed the position of Division Director for the Birmingham Office of Public Housing. Mr. Marable has housing management experience with USDA Rural Development as Director of Single Housing and as a Multi-Family Housing Project Manager with both Rural Development and HUD. Mr. Marable is a highly decorated veteran who served in several military campaigns. He also earned a MBA from the University of Phoenix.

Both Ms. Byron and Mr. Marable look forward to working with an experienced and highly capable PIH team and the 146 Public Housing Authorities (PHAs) in the State of Alabama to achieve our shared goal to provide housing to low-income families.

Some Changes in HUD....



HUD is committed to working collaboratively with PHAs to achieve our shared mission to provide housing to eligible, low-income families. To be responsive to PHAs and offer better customer service, HUD has made some changes to how our office interacts with PHA's.

Single Point of Contact (SPOC) Model

In the past, three PIH staff members, a Public Housing Revitalization Specialist (PHRS), a Financial Analyst and an Engineer, were assigned to each PHA. Each member had distinct, separate responsibilities to support your efforts.

Beginning this year, HUD has implemented the Single Point of Contact (SPOC) Model.

Former PHRSs have become Portfolio Management Specialists (PMSs). PMSs assigned to your individual PHAs will be your Single Point of Contact for all matters, issues and questions regarding management, financial and engineering for you respective PHAs, PMSs, in turn, will coordinate with the Financial Analysts and Engineers assigned to your PHA. The re-design of work responsibilities will facilitate more responsiveness and result in more interaction with the PHAs.

HUD Priorities for 2018

Alabama PHAs' shared mission is to create strong, sustainable, inclusive communities and quality affordable housing for low income families, the PIH office will implement some strategies to improve our service

Occupancy: Our Shared Responsibility

HUD is working to strengthen the housing market, bolster the economy, protect the consumer; meet the need for quality affordable rental homes; utilize housing as a platform for improving quality of life; build inclusive and sustainable communities free from discrimination, and transform the way HUD does business.

For the last couple of years, the State of Alabama's occupancy level has fluctuated between 93 to 94 percent. To achieve our shared mission to provide affordable housing to low-income families, we must collectively, consistently, and continually ensure every PIH unit is occupied with low-income families.

HUD's Office of Public Housing requires the occupancy level for the state and individual PHAs to be 96 percent or higher. Improving occupancy levels is the single most important challenge that we, the Field Office and PHAs must achieve in 2018. To accomplish the goal of significantly improving occupancy levels, Portfolio Management Specialists (PMS) will be working much closer with their assigned PHAs to ensure occupancy levels improve for individual PHAs.



The entire PIH staff looks forward to providing you the highest level of customer service



Bright Ideas

- Determine your current occupancy level
- Determine the number of vacant units
- Determine the number of units currently available for occupancy
- Determine the reasons/causes vacant units are not ready for occupancy
- Determine the timeframes and cost to make vacant units ready for occupancy
- Ensure screening of applicants on the waiting list are current and ready for admission
- Consider offering incentives and other support to applicants to accelerate move-ins
- Collaborate with PHA staff and PIH staff to closely monitor the progress made on making vacant

Re-Imagine the Way HUD Works

- Deliver world class customer Service
- Achieve operational excellence by sharing resources and workload network-wide
- Solve community -wide issues using a place-based approach

Restore the American Dream

- Ensure PHAs follow sound governance and finance practices
- Support efforts to end homelessness, especially for veterans
- Reach and exceed occupancy and utilization goals
- Support PHA partners to preserve affordable housing through repositioning

Rethink American Communities

- Promote environmental and health best practices, including the elimination of lead hazards
- Champion resident economic mobility through Section 3, FSS, ROSS and Job Plus





Home Sweet Home

The Christmas Challenge: “Tis the Season to be Caring”

In the State of Alabama, PHAs have thousands of vacant units. Last month, our office challenged all PHAs to house as many eligible, low-income families as possible into their vacant units.

During the Holiday Season, we felt there was no better gift to low-income families than fulfilling the basic human need for safe, decent housing for parents and their children.

We, and I am convinced you also, want to grant one the greatest gift of all to eligible, low-income families.

Great job!

As our office stated in the Christmas Challenge, PHAs that housed eligible, low-income families during the Holiday Season would be recognized in our first PIH Newsletter. With the beginning of the new Year, we believe this is the best way to jump start 2018.

Please join us in recognizing the following PHAs for meeting the Christmas Challenge by housing additional low-income families that resulted an increase in occupancy levels:

- Childersburg Housing Authority increased housing occupancy from 93 to 97 percent
- Berry Housing Authority increased housing occupancy from 93 to 97 percent
- York Housing Authority increased housing occupancy from 94 to 97 percent

Spotlight on Success: Columbiana Housing Authority

On November 16, 2017, the Columbiana Housing Authority hosted a Grand Opening for their Mountain View Village Development. Mountain View Village is a 60-unit complex that includes 24 two Bedrooms and 36 three bedrooms units. The development includes several amenities: a computer room, community center, playground area, and meeting room. The PHA's RAD conversion was an \$11 million affordable housing development that not only provides needed, quality housing for low-income families but also had broad economic impact for the City of Columbiana. It provided 45 new well-paying jobs and 38 different local and state firms were involved in the construction.

