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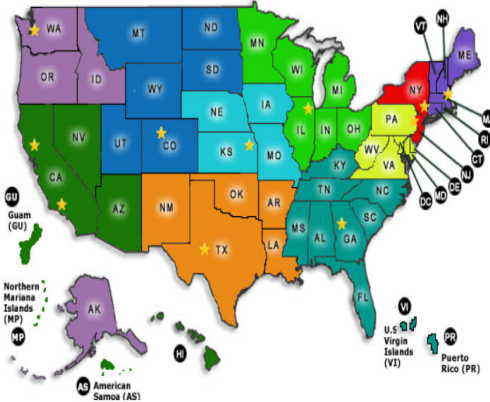



**OFFICE OF PUBLIC & INDIAN HOUSING**

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## Office Public and Indian Housing Office of Field Operations (OFO)

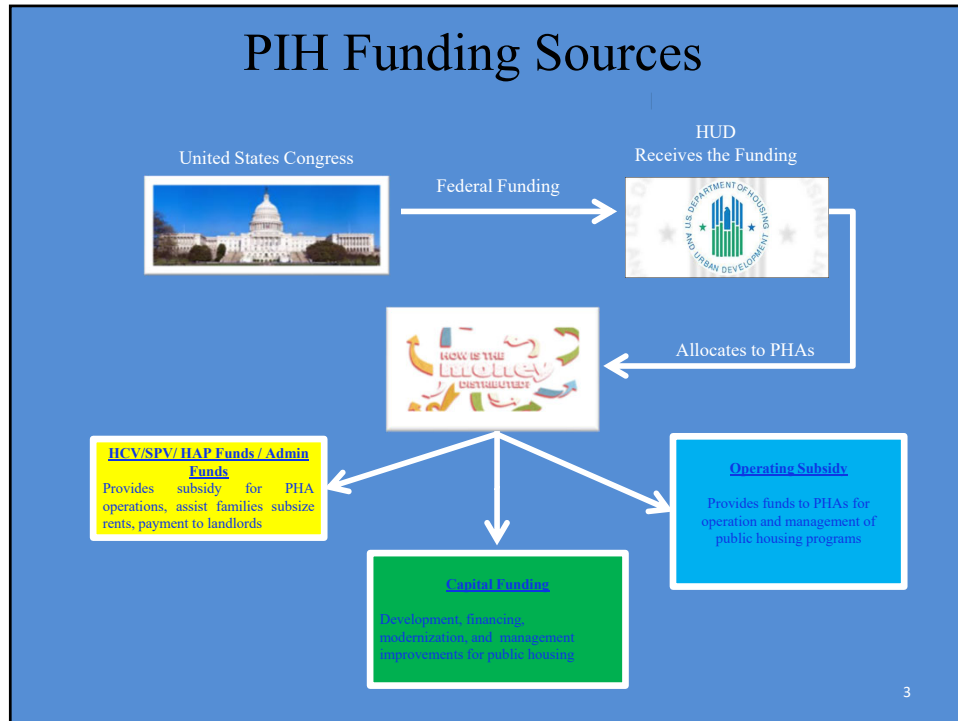


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Regions



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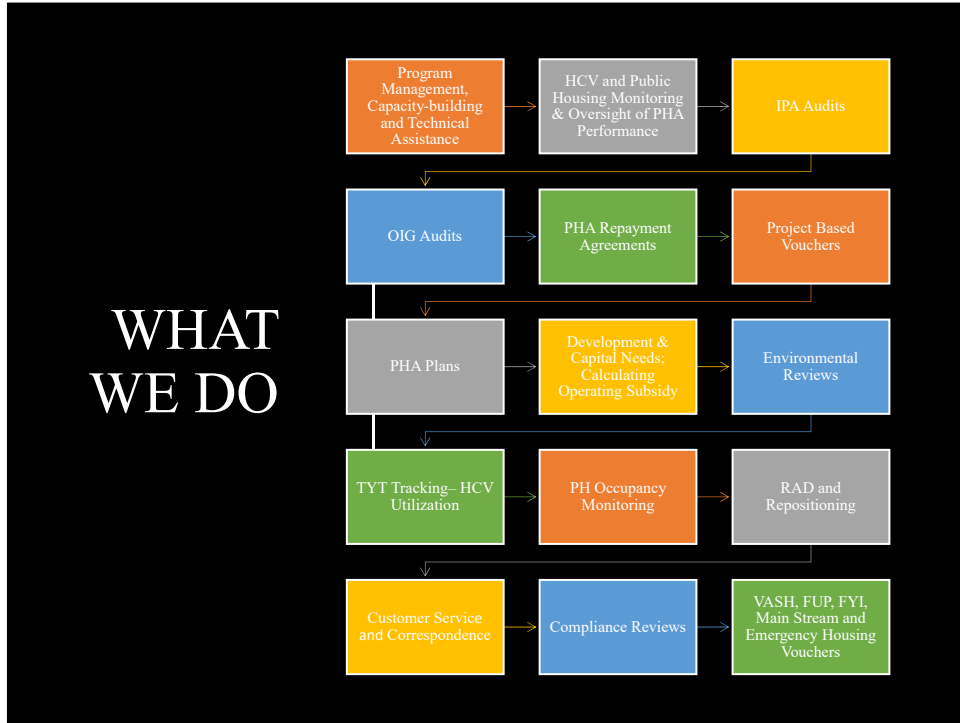


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## Illinois State Office of Public Housing

- ✓ The Illinois State Office of Public Housing is responsible for the planning, policy and program guidance, risk assessment, on-site and remote compliance monitoring, periodic report reviews, audit tracking and finding clearance, technical assistance, training, and enforcement actions for 105 Public Housing Authorities across the State.
- ✓ Our state-wide portfolio consists of more than \$1.8 billion in annual/competitive grants, approximately 44,000 units of low-rent public housing (under Section 9) and PBVs, approximately 115,000 Housing Choice Vouchers (under Section 8), and 7,600 SPVs among various other programs. PIH programs serve nearly 167,000 beneficiary families (or 650,000 people) statewide.

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**PIH's Wildly Important Goal and #1 Priority**

**Our #1 Priority in the Office of Public and Indian Housing remains to:**

***“House More Families” with every available resource!***

- ✓ **Increasing Housing Choice Voucher (Section 8) Utilization and decreasing available Budget Authority**
- ✓ **Increasing the Occupancy of available and adequate Low Rent Public Housing Units**

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Increase HCV and  
SPV Utilization  
and decrease  
Budget Authority  
statewide.

How are we  
doing  
statewide?

## ✓ EXCELLENT

❖ The current statewide normalized  
HCV Budget Authority is 97.43%!

☐ 5 PHAs joined the MTW Family:  
Rockford, Winnebago, Joliet and  
Lake County joined the MTW  
Landlord Incentives Cohort and  
Springfield joined the Asset  
Building Cohort!

☐ The current statewide EHV  
issuance/leased rate is 96% with  
approximately 84.68% (or 1,785)  
of EHV's leased up!

☐ The other SPVs (VASH, FUP, MS5,  
NED) remain steady at approx.  
80% statewide!

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Increasing Low  
Rent Public  
Housing  
Occupancy

How are we  
doing  
statewide?

## ✓ EXCELLENT

❖ The statewide LR/PH  
Occupancy Rate is 94.7%

❖ We have as of April 14, 2023

- ☐ 48 PHAs above goal of 95.5% Occupancy
- ☐ 41 PHAs between 90%-95.5% Recommended
- ☐ 4 HOT LIST PHAs below 90%

☐ There are currently 1,997 3,234 LR/PH  
vacancies statewide. Down from 3,234....

☐ This means that with an average PUM subsidy  
of \$400+, then Illinois PHAs are leaving  
\$800,000 million+ per month or \$9.6 million+  
annually in OpSub on the table. ☹

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## What can we do better to House More Families?

### ➤ VISIT YOU MORE!

#### ☐ HCV/SPVs -

- Keep Striving for FULL UTILIZATION of HCV/SPV program funds to assist families.
- PHAs should continue to expend all of your budget authority except for a HUD-protected reserves.
- PHAs below the goal should develop a leasing and spending strategy tailored to its local market conditions, success rates and other factors using the HUD Two-Year Tool.
- Partner with your neighboring PHAs for viable solutions
- Remember what our remaining 3% HCV BA means statewide:
  - 3,454 available HCVs or,
  - \$2.952 million in unused BA per month!

#### ☐ LR/PH -

- House more families in unoccupied LR/PH Units
- Rehabilitation of existing Low Rent Public Housing Units
- Decrease average vacant days
- Maximize the use of the array of Capital Funds programs and implement PHA “right-sizing” options through repositioning, RAD, demolition/disposition of obsolete units and addressing market conditions.

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## What else?

### ➤ Use the newish “HUD-Approved” flexibilities provided to us in Notice PIH 2021-35. Specifically,

#### ✓ Undergoing Modernization (Not Under Construction/Contract)”

- ☐ Approved PHA Plan
- ☐ Max term of 2 years
- ☐ Eligible for full OpSub
- ☐ Not renewable

#### ✓ Vacant due to Market Conditions

- ☐ The Notice eliminated the five-year maximum duration for vacant due to Market Conditions status.
- ☐ Clarified that Market Conditions is an appeal pursuant to 24 CFR 990.245, and therefore must apply to the PHA’s entire public housing portfolio.

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## Office of Public and Indian Housing – References



### PH OCCUPANCY GUIDEBOOK

[HTTPS://WWW.HUD.GOV/PROGRAM\\_OFFICES/PUBLIC\\_INDIAN\\_HOUSING/PROGRAMS/PH/MOD/GUIDEBOOK](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/mod/guidebook)



### HCV GUIDEBOOK

[HTTPS://WWW.HUD.GOV/PROGRAM\\_OFFICES/PUBLIC\\_INDIAN\\_HOUSING/PROGRAMS/HCV/GUIDEBOOK](https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/guidebook)

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## Illinois State Office of Public Housing

### Summary

#### ➤ You are our #1 Customer!

- You are doing Excellent work in the HCV/SPV and the LR/PH programs, but we're still leaving a lot of subsidy on the table.
- Continue to reach out to us and let's talk solutions if your LR/PH program is currently under 95.5% or your HCV programs are not optimized, and we will do the same.
- **Reminder - WE DO NOT:**
  - Govern Public Housing Authorities (PHAs)
  - Manage/Operate PHAs
  - Conduct asset management functions at PHAs, or dictate the conducting thereof
  - Conduct program management functions at PHAs
  - Get involved in PHA decision-making
  - Directly engage with private developers, special interests or the media on your behalf or about you

**Remember: Our #1 Priority and Wildly Important Goal in the Office of Public and Indian Housing is to quite simply to *House More Families* with every available resource!**

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