

FEDERALIZATION SUMMARY

- CHA is proposing to submit 12 proposals covering the following properties:

	<u>Current</u>	<u>Proposed</u>
Woodrow Wilson Court (200-1)	69 units	68 units
Manning Apartments (667-1)	199 units	198 units
116 Norfolk Street (667-2)	37 units*	37 units
45 Linnaean Street (667-3)	24 units	20 units
Russell Apartments (667-4)	51 units	51 units
State Elderly Condos (667-5)	5 units	5 units
St. Paul's (667-6/705-2)	21 units	20 units
Willow Street Homes (705-1)	15 units	14 units
State Family Condos/Scattered Site (705-2/3/4)	<u>25 units</u>	<u>25 units</u>
Total	446 units	438 unit

- CHA held 6 tenant meetings to ensure that all affected state public housing residents could learn more details about the proposed federalization and most importantly the impact the federalization would potentially have on them. Various handouts including Frequently Asked Questions, a matrix summarizing advantages and disadvantages, a sample budget, and examples or rent calculations were presented to residents.
- A 10-day public notice period began on November 6th, and culminated with a public hearing at Pisani Center on Monday, November 16th. Written comments were due by noon on Tuesday, November 17th.
- The benefits of the proposed federalization are substantial, and were discussed at the last Board meeting. The bottom line - federalization will preserve and protect the current state public housing portfolio since it will provide adequate operating subsidy, provide more predictable capital funding, and present opportunities for new grants and loans.
- There are some trade-offs to the proposal which we also previously discussed. These include changes in how rent gets calculated as well as the imposition of a minimum rent. Other changes would impact mixed immigrant families and families where no member has HUD-required immigration status.
- Many of the comments received at the public hearing and in written response to the CHA's proposal were specific to those issues, and include:

* Please note that CHA's earlier request used incorrect information. The actual number of units at 116 Norfolk Street is 37 units, not the 39 units from the initial request. We apologize for this error, and any confusion it may have caused.

- **Rent Increases** resulting from the difference in the program.
 - CHA staff has analyzed impact and has determined that the switch will result in rent increases for only 18% of affected households. Since we do not know the number of mixed families, it is likely that the number of households with rent increases will be larger than that. As we get information on immigration status we will monitor the impact and work to mitigate any hardships created.
 - For those families which will have increases, the CHA will limit any increase in rent to \$100 per month for the first two years or alternative the CHA could delay the transfer of all state public housing residents to the federal rent simplification for one year.
- **The potential adverse impact to Mixed Families.**
 - The federal program does not allow for any subsidy to support members of a household who does not have the HUD-required immigration status, but allows the family to live in federal public housing at a significantly higher rent. The CHA already has in place a plan through its MTW flexibility that mitigates the impact in rent that such families would incur as a result of the transfer. As noted earlier, as we identify additional mixed families, we will assess whether the existing policy is adequate.
- **The adverse impact to families without HUD- required immigration status, both current residents, those on our waiting list, and future applicants.**
 - CHA has determined that families without HUD-required immigration status can continue to live in their current apartment provided that the CHA does not accept any federal assistance for that unit. The CHA has been working with DHCD to obtain an alternative funding stream to support these families, both currently and the future. A letter proposing the use of mobile MRVP vouchers for this purpose was submitted to DHCD today. In the event that DHCD does not approve this proposal, CHA will use program income to support existing families and will continue to work with the state, city and advocate community to identify a resource to allow CHA house such families from our waiting list.