



John A. Kitzhaber, MD, Governor

## Housing and Community Services

### HUD Contract Administration Section

[www.ohcs.oregon.gov](http://www.ohcs.oregon.gov)

March 27, 2013

## SECTION 8 PROGRAM UPDATES

### **CLARIFICATION ON OCCUPANCY STANDARDS**

In a recent training on the HUD Handbook 4350.3 REV-1 Change 3 that was held in Portland, Oregon, the trainer stated that married couples are to be housed only in a one-bedroom unit unless there is a reasonable accommodation. HUD has taken the position to not make social decisions for the households and that owners/management agents are to house applicants according to the occupancy standards in the Tenant Selection Plan. For example, if the occupancy standard is 2-5 people in a two-bedroom unit, then a married couple may occupy a two-bedroom unit if this is what they request. Be sure to include your occupancy standards in the Tenant Selection Plan for your property.

### **WILL THE FEDERAL GOVERNMENT SEQUESTRATION AFFECT YOUR SUBSIDY PAYMENT?**

Last week HUD released their plan for funding the Project-Based Section 8 program during the federal government sequestration. Following are a couple of excerpts from the memo released by Deputy Assistant Secretary Marie Head. (Full memo that was released to Section 8 property owners is attached.)

- *"All Section 8 contracts expiring in FY 2013 will be renewed if eligible under current program rules and will receive full twelve month funding.*
- *All existing multi-year contracts that expire after FY 2013 and have anniversary dates in the first quarter of FY 2013 (October-December) will receive full twelve month funding, assuring sufficient funding to carry them into the first quarter of FY 2014.*
- *All other multi-year Section 8 contracts will receive less than 12-month funding, but will be provided sufficient funding to carry them into the first quarter of FY 2014."*

*"The overall goal is to avoid payment disruptions during FY 2013 or early in FY 2014. Funding after that point will depend on Congressional appropriation action for FY 2014."*

Based on this information, OHCS is expecting HUD to provide funds for all approved monthly payments through December 14, 2013.

### **UPDATED PROPERTY PHOTOS**

The HUD Contract Administration employs personnel who work in the office and do not have the opportunity to visit your property. We would be appreciative if you would send a recent photograph of your property. Please send them to:

Richard Arias  
Oregon Housing and Community Services  
725 Summer Street NE Suite B  
Salem Oregon 97301-1266

### **HUD REGION X WEBSITE**

The HUD Region X website has lots of good information that pertains to Oregon affordable housing owners. To keep up on the latest information, click the links below:

<http://www.hud.gov/local/shared/working/r10/mf/whatsnew.cfm?state=wa>

<http://portal.hud.gov/hudportal/HUD?src=/states/shared/working/r10/mf/xmfhsgmanageinfo>

### **INDUSTRY TRAINING OPPORTUNITIES**

- Many training opportunities can be found online by using one of the search engines.
- The following link will take you to a Calendar of Events on the HUD RHIIP website (go to RHIIP Support and Training at the bottom of the page):  
[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/mfh/rhiip/mfhrhiip](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/rhiip/mfhrhiip)

***If you have problems with any of the links in this memo, try the following:***

- 1. First, hold down the Ctrl key and click on the link, or***
- 2. If #1 did not work, highlight the link and copy/paste it into the browser address bar.***