



# Oregon

**Housing and Community Services**

John A. Kitzhaber, MD, Governor

**HUD Contract Administration Section**

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

August 23, 2013

## **SECTION 8 PROGRAM UPDATES**

### **HOT OFF THE PRESS! TRACS 202D UPDATE**

HUD has temporarily suspended the implementation of TRACS 202D. Please watch for further guidance.

### **HUD HANDBOOK 4350.3 CHANGE 4 POSTED TO HUDCLIPS**

Thursday, August 22, 2013, HUD announced through RHIIP Listserv #303 that Change 4 to HUD Handbook 4350.3 has been issued and posted to HUDCLIPS. The update includes information on use of the Enterprise Income Verification (EIV) system; Violence Against Women Act (VAWA) requirements; Supplemental Information to Application for Federally Assisted Housing; and Rent Refinement of Income and Rent Determination Requirements in Public and Assisted Housing Programs; Final Rule and requirements relating to admission of individuals subject to State lifetime sex offender registration requirements.

Change 4 is effective immediately.

### **HUD NOTICE H 2013-21 – HOMELESS PREFERENCE**

HUD Notice H 2013-21 was issued on July 25, 2013. The purpose of the notice is to provide guidance on the circumstances under which owners of assisted properties may adopt admissions preferences, in particular preferences to house homeless families. The notice clarifies 24 CFR §5.655(c)(1) - (c)(5) to allow owners to adopt admissions preferences that are not specified in the regulation. Owners must receive HUD approval for adoption of preferences not listed in the regulation. The full notice is located at:

<http://portal.hud.gov/hudportal/documents/huddoc?id=13-21hsgn.pdf>

## **FY 2014 PROPOSED FAIR MARKET RENTS RELEASED FOR COMMENT**

HUD released the proposed FY2014 Fair Market Rents in the August 5, 2013 *Federal Register*. Comments will be accepted through September 4, 2013. The *Federal Register* is at:

<http://www.gpo.gov/fdsys/pkg/FR-2013-08-05/pdf/2013-18792.pdf>

## **NOTICE H 2013-23 CHANGE IN ANNUAL FINANCIAL STATEMENT (AFS) SUBMISSION REQUIREMENTS**

This notice will affect small multifamily properties that receive less than \$500,000 in combined federal financial assistance. In place of the audited financial statement, these owners will be permitted to submit an Owner Certified financial statement. This notice applies to owners with a fiscal year end of December 31, 2013, and thereafter.

Access the notice at: <http://portal.hud.gov/hudportal/documents/huddoc?id=13-23hsgn.pdf>

## **PBCA CONTRACT UPDATE**

On Tuesday, August 6, 2013, HUD announced the awardees of the PBCA NOFA. We are pleased to inform you that Oregon Housing and Community Services was the awardee for the State of Oregon. HUD made the following statement regarding the award, which is scheduled to begin January 1, 2014:

"As you know, HUD's attempt to award new Annual Contributions Contracts (ACCs) for the Performance-Based Contract Administrator program for the administration of project-based Section 8 Housing Assistance Payment contracts has been the subject of litigation since 2011, and the matter is still in litigation before the United States Court of Appeals for the Federal Circuit, No. 13-5093. HUD cannot predict the impact that this or any other related litigation will have on either the transition to the new Performance-Based Contract Administrators or the execution of the ACCs on January 1, 2014, as currently planned. Accordingly, all awardees should take this uncertainty into account in making your plans for performance under the ACCs.

At this point in time, HUD still intends to execute ACCs with all the awardees, and it intends for the contract to have an effective date of January 1, 2014."

The list of awardees can be accessed at:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/mfh/PBCA%20NOFA](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/PBCA%20NOFA)

OHCS will begin recruiting in September for three compliance positions.

### **NEW LOCATION FOR PORTLAND HUD OFFICE**

The Portland HUD office moved to a new location in the Green-Wyatt Federal Building. The staff email and phone numbers remain the same. Effective Monday, August 26, 2013, the Portland office location and new mailing address will be:

**US Dept. of HUD**

**Green-Wyatt Federal Building**

**1220 SW 3<sup>rd</sup> Avenue, Suite 400**

**Portland, OR 97204-2825**

### **HUD REGION X WEBSITES**

The HUD Region X website has lots of good information that pertains to Oregon affordable housing owners. There have been many updates since the last OHCS memo was sent. To keep up on the latest information, click the links below:

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

<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.***
- 3. OHCS Section 8 memos are posted to the OHCS website at [http://www.oregon.gov/ohcs/pages/hca\\_communication\\_memos.aspx](http://www.oregon.gov/ohcs/pages/hca_communication_memos.aspx). (There is a delay in posting the new memos.)***