



John A. Kitzhaber, MD, Governor

HUD Contract Administration Section

www.ohcs.oregon.gov

June 26, 2014

SECTION 8 PROGRAM UPDATES

HUD IMPLEMENTS STATUTORY CHANGE TO EXTREMELY LOW-INCOME DEFINITION

****EFFECTIVE JULY 1 2014****

In the June 25, 2014 *Federal Register*, HUD published five statutory changes to the United States Housing Act of 1937 (42 U.S.C. 1437 *et seq.*) (1937 Act). The effective date of these changes is July 1, 2014. The only statutory change that is applicable to the multifamily project-based section 8 programs is the added definition of "extremely low-income".

"Extremely low-income families" is now defined as very low-income families whose incomes do not exceed the higher of the Federal poverty level or 30 percent of Area Median Income.

The *Federal Register* is located at <http://www.gpo.gov/fdsys/pkg/FR-2014-06-25/pdf/2014-14915.pdf>. To assist owners and management agents, HUD determined the new Extremely Low Income Limits and posted them at: http://www.huduser.org/portal/datasets/il/il14/ELI_Poverty.pdf. For your convenience a copy of the Oregon ELI limits is attached to this memo. The chart gives the higher figure to use to meet the income targeting requirements (40% of all move-ins and initial certifications).

REPAYMENT AGREEMENTS

If the owner/management agent determines that a tenant has unreported income, the tenant has three different options to repay the amount owed to HUD. The options are:

1. Lump sum payment
2. Enter into a repayment agreement with the O/A
3. Combination of 1 and 2

**For instructions on how to report a repayment agreement on a voucher request, see HUD Notice 2013-06, page 44, (3) Voucher adjustments. Any questions please contact your voucher specialist.

HUD Notice 2013-06 is found at the following link:

<http://portal.hud.gov/hudportal/documents/huddoc?id=13-06hsgn.pdf>

SPECIAL CLAIMS TIP #2 – NOTICE TO VACATE DATE

The second Special Claims tip builds on Tip #1 – Waiting List Documentation. The OHCS voucher specialists use the date the tenant gave the owner/management agent notice to vacate their unit to help determine if the waiting list was worked in a timely fashion. This supports the requirement in the Special Claims Guide, Section 3-5 E. If the date is not included on the paperwork in the packet, the voucher specialist will email a request for this information.

Special Claim Processing Guide is located at:

<http://www.hud.gov/offices/adm/hudclips/guidebooks/HSG-06-01/HSG-06-01gHBGUID.pdf>

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. Examples include but are not limited to: Oregon AHMA Bootcamps and Conference, Quadel Consulting, and NCHM.
- 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

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>
(There is a delay in posting the new memos.)***