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## HUD Contract Administration Section

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

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## SECTION 8 PROGRAM UPDATES

### **2015 OPERATING COST ADJUSTMENT FACTORS (OCAF) RELEASED**

HUD released the Operating Cost Adjustment Factors for 2015 in the October 2, 2014 *Federal Register*. **Oregon's OCAF rate is 2.2 and the effective date is February 11, 2015.** The Federal Register is located at <https://www.federalregister.gov/articles/2014/10/02>. Scroll down to Housing and Urban Development Department.

### **FY 2015 FINAL FAIR MARKET RENTS RELEASED**

Today HUD released the FY2015 Final Fair Market Rents in the *Federal Register*. The **new FMRs are effective on October 1, 2014.**

### **TRACS 202D MAT GUIDE AVAILABLE ON LINE**

When the HUD Handbook 4350.3 REV-1 Change 4 was released, the original references in Chapter 9 were removed. The new 202D MAT User Guide includes this information; plus it has enhanced explanations. We encourage you to download the guide, become familiar with the contents, and use it to answer your 50059 questions. The 202D MAT Guide is posted on the TRACS Documents page located at [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/mfh/trx/trxdocs](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/trx/trxdocs).

### **FAIR HOUSING CHOICE IN OREGON**

Oregon Housing and Community Services has partnered with the Fair Housing Council of Oregon to address impediments to fair housing choice in Oregon. Please see the informational website at <http://www.oregon.gov/ohcs/pages/equal-access-to-housing-in-oregon.aspx>

## **DIGITAL SIGNATURES**

HUD is developing an electronic signature policy that looks at statutes, regulations, and other federal agencies. Until this policy HUD adopts this policy, OHCS is unable to accept digital signatures on forms and other official documents.

## **EIV REMINDER**

AS OHCS investigates tenant complaints regarding rent calculations, we have found that EIV reports are missing from the files. Remember that EIV must be used according to the Housing Notice 2013-06 and your policies and procedures.

## **iMAX MESSAGE – EIV AND SOCIAL SECURITY NUMBER DISCLOSURE REMINDER**

The following EIV and Social Security Number disclosure reminder message was sent by HUD via iMAX on 09/19/2014:

*Based on the Final Rule published in the December 29, 2009 Federal Register titled "Refinement of Income and Rent Determination Requirements in Public and Assisted Housing Programs: Implementation of the Enterprise Income Verification System - Amendments", HUD revised the regulations for its public and assisted housing programs to require MFH management agents and owners to verify the employment and income of program participants via the Enterprise Income Verification system. It also clarified the scope of the Social Security number (SSN) disclosure requirements by exempting a select group of applicants and participants residing in HUD's public and assisted housing programs from disclosing an SSN. Participants exempt from SSN disclosure include: (1) Individuals who do not contend eligible immigration status (2) Individuals age 62 or older as of January 31, 2010, whose initial determination of eligibility in a Multifamily Housing program was begun prior to January 31, 2010 (a break in assistance does not void the exception) (3) Individuals under the age of 6 where disclosure of an SSN is delayed for 90 days*

## **SPECIAL CLAIMS TIP #4 – MOVE-IN PROCEDURES**

This special claims tip revolves around the move-in of the tenant for whom you are requesting a special claim at move-out. It is unfortunate that some special claims must be denied or reduced based on the way the move-in of that tenant was performed. All documents, including the 50059 and lease, should be signed, and the move-in inspection performed and signed, before the new tenant receives keys to the unit. The signature date on these documents usually determines the move-in date. When Management and Occupancy Reviews resume, this will be a finding if subsidy is requested before the lease, etc. is signed.

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 Boot Camps 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](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.)***