



OREGON HOUSING & COMMUNITY SERVICES
HUD CONTRACT ADMINISTRATION SECTION
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INTEROFFICE MEMO

DATE: December 1, 2011
TO: Owners and Management Agents
FROM: Rhonda Crawford, Manager
HUD Contract Administration Section
Asset & Property Management Division
SUBJECT: **Program Information**

FY2012 INCOME LIMITS EFFECTIVE TODAY

Today, **December 1, 2011**, HUD posted to the HUDUser web site the new FY2012 income limits with an **effective date of today**. All move-ins starting with the effective date of December 1, 2011 must reflect the new income limits. The limits can be found at <http://www.huduser.org/portal/datasets/il/il12/index.html>. Scroll to the bottom of the page and click on Oregon on the map. This will bring up only the Oregon income limits.

You can find a Frequently Asked Questions link on the same page or at http://www.huduser.org/portal/datasets/il/il12/FAQs_12.pdf.

HUD BUDGET MEMO TO OWNERS

HUD posted a November 22, 2011 memo to owners outlining three policy changes to the Section 8 program due to the difficult budget environment. The changes are:

1. All requests for withdrawal of funds from the residual receipt accounts have been frozen, and the funds will be used to reduce assistance payments. HUD will review requests for funds already approved for projects such as rehab of the property.
2. Option 4 renewals and annual rent adjustments will be limited to OCAF increases if proposed rents exceed market.
3. All rent comparability studies will be required to justify proposed rent that exceed 110% of Small Area Fair Market Rents (SAFMR).

The policy changes have not been formally announced, but will be included in a forthcoming Housing Notice. The memo to owners can be accessed at <http://www.hud.gov/local/shared/working/r10/mf/budget112211memo.pdf>.

FAIR HOUSING TRAINING OPPORTUNITES

Keep an eye on HUD's Fair Housing Training website for learning opportunities in Oregon. HUD Region X Fair Housing training webinars are also included.

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

HUD CONTRACT ADMINISTRATION WEBSITE

The HUD Contract Administration website is located at:

http://www.ohcs.oregon.gov/OHCS/HCA_HUD_Contract_Administration.shtml

Included on the website are the memos sent to owners and management agents. Please let me know if you find broken links, or if there is something missing from the website that would be of benefit to you in the good work you do for the low-income Oregonians.

HUD REGION X WEBSITE

The HUD Region X website has information that pertains to Oregon affordable housing owners. The link to the website is:

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

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 RHIP website where there may be training possibilities:

<http://www.hud.gov/offices/hsg/mfh/rhiip/eventscalendar.cfm>

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.*