



Kate Brown, Governor

## HUD Contract Administration Section

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

March 14, 2016

### SECTION 8 PROGRAM UPDATES

#### **VAWA LEASE ADDENDUM – NEW EXPIRATION DATE**

February 25, 2016 HUD released an updated version of the VAWA Lease Addendum (HUD Form 91067) with a new expiration date of 6/30/2017. [Lease Addendum - Violence Against Women and Justice Department Reauthorization Act of 2005](#).

If you are using site software or TRACS software to produce this form, HUD has given permission to remove the expiration date.

#### **STREAMLINING ADMINISTRATIVE REGULATIONS - FINAL RULE**

On Tuesday, March 8, 2016, HUD released in the *Federal Register* the final rule on [Streamlining Administrative Regulations for Public Housing, Housing Choice Voucher, Multifamily Housing, and Community Planning and Development Programs](#). The effective date for implementing the new rule is **April 7, 2016**.

Below is a brief synopsis of the rules that are applicable to the Project-Based Section 8 program. Be sure to read the final rule in its entirety for other program applicability and further rules that are applicable to other programs.

- **Verification of Social Security Numbers:** If a child under the age of 6 years is added to the applicant household within the 6-month period prior to move-in, the household may move into the unit without documentation to verify the child's SSN. The household will have 90 days to provide the documentation, with one 90 day extension due to circumstances that could not reasonably have been foreseen and were outside the control of the applicant. All other applicant household members must produce the SSN documentation, unless covered by an exception, prior to move-in. TRACS will issue a Fatal Error until such time as HUD's system is updated.

- Definition of Extremely Low-Income Families was effective July 1, 2014, but the changes are now in the 24 CFR. Extremely Low-Income families are now defined as very low-income families whose annual income does not exceed the higher of the Federal Poverty Level or 30% of Area Median Income (AMI).
- Exclusion of Mandatory Education Fees From Income: HUD released in [Housing Notice 2015-12](#) a new definition of tuition to include “any other required fees and charges”. The final rule makes this change to 24 CFR.
- Streamlined Annual Reexamination: At the annual recertification, the owner may choose to adjust each fixed-income source (i.e. SSA, SSI, SSD, pensions, VA disability, annuities) by the verified cost of living adjustment (COLA) or current rate of interest. If no verification is available, the owner must do third-party verification. Every three years, the fixed income must be verified by a third-party source. Other income and expenses to the household must be verified annually by a third-party.

## **FAIR HOUSING IN OREGON**

Please see the informational website at

<http://www.oregon.gov/ohcs/pages/equal-access-to-housing-in-oregon.aspx>

## **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 training classes 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.)***