



OREGON HOUSING & COMMUNITY SERVICES
HUD CONTRACT ADMINISTRATION SECTION
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OHCS SECTION 8 MEMO

DATE: May 24, 2012
TO: Owners and Management Agents
FROM: Rhonda Crawford, Manager
HUD Contract Administration Section
Program Delivery Division
SUBJECT: **Program Information**

TRANSMITTAL: SECTION 8 RENEWAL POLICY GUIDE BOOK

On May 18, 2012, HUD issued a transmittal that makes changes to the Section 8 Renewal Policy Guide Book dated 1/15/08 (as revised 9-10-08 & 4-17-08). These changes are effective immediately unless noted otherwise in the Transmittal.

The Transmittal is included with this memo. Please update your Section 8 Renewal Policy Guide Book. The whole Transmittal should be reviewed by Owners and Agents with special attention paid to the Option 4 rent adjustment changes for Projects with multiyear contracts. Upon implementation, the following Option 4 changes will have a significant impact on budget-based rent adjustment requests:

1. The Owner will be required to use current debt service in budget-based rent increase requests.
2. Rent adjustments in a multiyear contract using a budget-based request will only be allowed if proposed rents do not exceed comparable market rents. A Rent Comparability Study (RCS), must be submitted, or have been submitted within the preceding 5 years, to show market comparable rents. The RCS will be good for 5 years and adjusted annually by the OCAF. This change is effective October 15, 2012 (150 days following the effective date of this Transmittal).
3. New procedures are being implemented for an RCS that shows comparable market rents exceed 110 percent of the Fair Market Rent or Small Areas Fair Market Rent for metropolitan areas. This change is effective August 16, 2012 (90 days following the effective date of this Transmittal).

As with any change in policies, some clarification will be needed in order that all those involved have a clear understanding of their impact on owners and the decisions they are making regarding their specific properties.

If you have any questions, please let us know and we will pass them on to the HUD field office in Portland for a response.

TENANT'S RIGHT TO APPEAL – SECURITY DEPOSIT WITHHOLDING

This is a reminder that if the owner is withholding any portion of the tenant's security deposit, the owner/agent is required to provide the tenant with an itemized list of any unpaid rent, damages to the unit, and an estimated cost to repair, along with a statement of the tenant's rights under state and local laws. (HUD Handbook 4350.3 Rev 1, Change 3, Chapter 6, 6-18, C, 2)

FAIR HOUSING TRAINING OPPORTUNITIES

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 (UPDATED)

The HCA section has made updates and improvements to the website, based on the agency re-organization. Check it out 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 lots of good 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 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.*