



Oregon

Housing and Community Services

John A. Kitzhaber, MD, Governor

HUD Contract Administration Section

www.ohcs.oregon.gov

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SECTION 8 PROGRAM UPDATES

NEWS FLASH!

Section 8 Property Owners and Agents: Are you ready for TRACS 202D and paperless HAPs? On September 1, 2013, HUD will officially begin transitioning to TRACS 202D and paperless HAPs. OHCS's HUD Contract Administration (HCA) Section has created a comprehensive presentation for our partners to prepare for the six month transition. It addresses program deadlines, new or expanded codes, revised forms, and clarifications on policies. The presentation can be accessed at: http://www.oregon.gov/ohcs/APMD/HCA/docs/TRACS_202D_Presentation.pdf.

Questions? Please send them to your Voucher Specialist.

TRACS/iMAX RULES OF BEHAVIOR AND SECURITY AWARENESS TRAINING

This is a reminder that the time is approaching to sign the TRACS/iMAX Rules of Behavior and take the annual security awareness training. The following instructions were included in the 06/11/2010 OHCS Memo:

"All HUD Secure System (WASS) users that access TRACS reports and/or iMAX must accept the TRACS Rules of Behavior (ROB) and complete the Security Awareness Training (within 30 days of acceptance of the ROB). To access the TRACS Rules of Behavior, go into WASS and click on the iMAX link. Read the document, print it, sign it, and file it in a place that is accessible for review and audit by HUD staff and/or HUD's representatives with oversight and monitoring responsibilities. Instructions can be found at: http://portal.hud.gov/hudportal/documents/huddoc?id=Security_Train_Requirement.pdf

PBCA CONTRACT UPDATE

On Monday, June 3, 2013, HUD made the following announcement:

“Unless we are prohibited from doing so by the United States Court of Appeals for the Federal Circuit, HUD intends to announce the selection of PBCAs pursuant to the NOFA on August 1, 2013.”

If the announcement is made on this date, the effective date of full implementation of the Performance-Based Annual Contributions Contract will be January 1, 2014.

NOTICE H 2013-16 EXEMPTION OF AFS SUBMISSION FOR HUD-ASSISTED PROPERTIES WITH SECTION 515 RURAL RENTAL HOUSING MORTGAGE FINANCING

Owners of properties with a Section 515 Rural Rental Housing loan from the United States Department of Agriculture (USDA) and a Section 515/8 New Construction Housing Assistance Payments (515/8 HAP) contract from the Department of Housing and Urban Development who are required to submit annual financial statements (AFS) to HUD will no longer be required to do so. Furthermore, going forward, owners who purchase a property with a Section 515 Rural Rental Housing loan and a Section 515/8 HAP contract will now execute a revised “Assignment, Assumption and Amendment Agreement of Section 8 Housing Assistance Payments Contract,” which omits the language requiring the purchaser to begin submitting AFS to the Department upon assumption of the 515/8 HAP contract. This guidance supersedes previous guidance issued by the Office of Asset Management in memoranda dated June 22, 2004 and January 6, 2005.¹ In an effort to reduce the financial burden of submitting multiple AFS, both HUD and USDA have agreed that current owners and those who purchase such properties in the future will now be required to submit annual financial statements only to USDA.

Access the notice at: <http://portal.hud.gov/hudportal/documents/huddoc?id=13-16hsgn.pdf>

HUD REGION X WEBSITE

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.
- 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.***