



John A. Kitzhaber, MD, Governor

## **HUD Contract Administration Section**

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

November 18, 2013

## **SECTION 8 PROGRAM UPDATES**

### **ASSIGNING SECTION 8 SUBSIDY**

When assigning Section 8 subsidy to a non-Section 8 tenant, please remember that the effective date of the Initial Certification (IC) is to be after the eligibility has been determined, and not retroactive to the date the subsidy was available.

According to a HUD directive, the tenant must be treated as an applicant and all move-in screening criteria must be carried out. The Owner/Agent must also obtain third party verification of income before assigning Section 8 subsidy. (See HUD Handbook 4350.3 REV-1, Change 4, Chapter 5, Section 3, 5-12. B.1.; Chapter 3, Section 1, 3-4 and 3-13 A.1; and Examples – Recertification Anniversary Dates on page 7-8)

### **HUD REVISED UTILITY ALLOWANCE POLICY**

A HUD Notice should be published by the end of the year regarding Utility Allowance calculations. In the meantime, effective November 6, 2013. HUD revised the Utility Allowance policy to exclude all of the non-Section 8 units. Also, they are implementing the following guidelines:

1-10 units - minimum of 3 per unit type

11 plus units – 20% with a maximum of 20 per unit type

This should help reduce your processing time for utility allowances. Attached is the revised OHCS policy.

## **PBCA CONTRACT UPDATE**

The United States Court of Appeals heard the PBCA NOFA case on October 10, 2013. They anticipate making their decision by the end of the year.

## **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.
- 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](http://www.oregon.gov/ohcs/pages/hca_communication_memos.aspx). (There is a delay in posting the new memos.)