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HUD Contract Administration Section

www.ohcs.oregon.gov

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SECTION 8 PROGRAM UPDATES

HUD Implements Rent Comparability Study (RCS) Review Checklist

HUD has recently made a change to the Rent Comparability Study review process. A contractor hired by HUD to review and report on RCS studies submitted by owners during the past few years recommended our reviewer use an RCS reviewer checklist to provide more consistency. HUD is implementing this recommendation; and beginning September 1, 2014, the RCS Appraiser Review checklist will be a required document that is completed and kept as part of our RCS review documentation. Rent Comparability Studies received after August 31, 2014 will be reviewed using this checklist. The Checklist follows the current Guide and adds no new requirements.

The first review of the appraiser's work is completed by the owner/agent and attested to in the RCS Cover letter (Section 9-16, B., of the Section 8 Renewal Policy Guide—Chapter 9 attached). We have already made this information available to appraisers/companies whose work we have previously reviewed. We also wanted to make the HUD training video, PowerPoint presentation and Checklist available to you as a refresher on what HUD expects to be included in a Rent Comparability Study and the format to be followed.

http://portal.hud.gov/hudportal/documents/huddoc?id=review_checklist.pdf --
PowerPoint Presentation

<http://www.youtube.com/watch?v=oLBtJXPQJ4Q#t=1139> -- Video Presentation (41 minutes)



RCS Appraiser
Review_checklist.xlsx



Section 8 Renewal
Policy Guide--Chapter

EXTREMELY LOW INCOME LIMITS REMINDER

Effective July 1, 2014, the extremely low income limits for income targeting changed to the higher of 30% of Area Median Income or the federal poverty level. Some confusion has been experienced by those implementing the new income limits. Some of the extremely low income limits, especially for large families, is the same as the lower income limit (50% of AMI). Attached to this memo is a report from the OHCS TRACS system showing the new income limits. These limits will not affect current residents, but will be used for move-ins (MI) and initial certifications (IC). HUD requires that at least 40% of households that move in or start receiving subsidy on an IC meet the extremely low income limit.

TRACS 202D Reminder

Oregon Housing and Community Services is prepared to accept transmissions in both 202C and 202D formats effective **August 1, 2014**. Please remember to send the signed paper copy of the HAP request to your Voucher Specialist until further notice. Owners/Management Agents have until January 31, 2015 to convert to TRACS 202D.

The OHCS TRACS 202D presentation is located at:

<http://www.oregon.gov/ohcs/APMD/HCA/docs/TRACS-202D-presentation.pdf>

Contact your Voucher Specialist with questions that you may have.

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. Examples include but are not limited to: Oregon AHMA Bootcamps 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

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.)***