



Kate Brown, Governor

## **HUD Contract Administration Section**

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

April 1, 2016

### **SECTION 8 PROGRAM UPDATES**

#### **HOUSING NOTICE H 2016-05: REVISION OF TENANT PARTICIPATION REQUIREMENTS**

March 31, 2016, HUD issued Notice H 2016-05: Revision of Tenant Participation Requirements in accordance with 24 CFR Part 245 found at <http://portal.hud.gov/hudportal/documents/huddoc?id=16-05hsgn.pdf>. This notice:

1. Restates requirements issued in Notice H 2014-12;
2. Revises penalties for non-compliance;
3. Expands the property types that may be assessed civil money penalties to include non-insured projects that have a project-based Section 8 contract that has been renewed under the Multifamily Assisted Housing Reform and Affordability Act of 1997 (MAHRA);
4. Expands discussion of accessible meeting space; and
5. Clarifies the role of HUD-initiated conciliation in resolving tenant complaints.

#### **ALPINE COMPANIES UPDATE**

Alpine Companies Inc. is contracted by HUD to temporarily service the majority of the Oregon Housing and Community Services contracts until they permanently transfer to the new Western Region HUB in San Francisco or the satellite office in Denver. In mid-February 2016, Alpine Companies temporarily went off-line, so they are unable to respond to service requests. We are expecting them to resume their contract duties in the near future. HUD has established two emails through which you can submit your requests for assistance/information. These emails are monitored and will be forwarded to one of the HUD offices for servicing.

The email for Oregon properties is [OR-MF@hud.gov](mailto:OR-MF@hud.gov). If your contract is assigned to Alpine Companies, you can also use the general email of [alpine@hud.gov](mailto:alpine@hud.gov). To find out where your contract is assigned, go to <http://portal.hud.gov/hudportal/HUD?src=/states/shared/working/west/mf/ownmgmt/ae>. If you are sending an email to either address, in the Subject line please include the following: FHA or Contract Number, Property Name, and type of request (i.e. property sale, ownership transfer, management agent change).

If you have MOR-type questions, OHCS is ready to answer your questions or direct you to the email if we are unable to help.

### **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.)***