

# San Francisco Office of Public Housing

September 2006

Service, Respect, Integrity

Quarterly Newsletter

Serving Northern California and Nevada

## From the Director's Office

Hello again. It's near the end of the Federal fiscal year and our office is in the process of finalizing the Tier Review reports for the PHAs that had a review this year. This is a good time to discuss the goals of

the Tier Reviews, some of our office's processes for conducting the Tier Reviews and provide a 'heads up' for the PHAs who will be schedule a review in the coming year.



Gerard Windt  
Division Director

The Tier Review initiative was a FY 2006 Management Plan directive and will also be a FY 2007 Management Plan objective. Over the past year our office has conducted Tier Reviews at nine housing authorities. 2006 was the first year that the Tier Reviews were conducted.

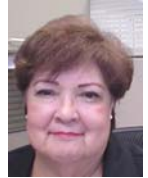
HUD Headquarters strategic goal is to complete Tier Reviews of housing authorities based on a PHAs level of funding and the field office risk assessment. Tier I reviews are reviews of Public housing agencies (PHAs) that receive 80 percent of HUD funding. Tier II reviews are reviews of PHAs based on a risk assessment. HUD Headquarters identifies the PHAs that will receive a Tier 1 reviews and our SF OPH risk assessment identifies the PHAs that receive a Tier II review.

The purpose of the Tier Review (also called a Consolidated Review) is to institutionalize the Office of Public and Indian Housing's (PIH) effort in addressing PHA improper payments and other high-risk elements. The Consolidated Review ensures the continuation of PIH comprehensive monitoring and oversight of PHAs, per recommendations and findings set forth by the Government Accountability Office (GAO) and the Office of the Inspector General (OIG).

Tier Reviews are a consolidation of various reviews. The Tier Reviews (Tier I and II) consist of the following components: Rental Integrity Monitoring (RIM); Section Eight Management Assessment Program (SEMAP); Upfront Income Verification (UIV); and Management Assessment Subsystem (MASS) of the Public Housing Assessment System (PHAS). The Tier Reviews are designed to allow field offices flexibility in scheduling the various components at the same time and/or separately based on staff resources, travel funds, etc. This flexibility assists our office in maximizing limited resources while ensuring continued monitoring of key PHA program areas.

## From the Editor's Desk

The SFOPH is pleased that so many of you have actually read our newsletter and have taken the time to tell us what you like about it and how we can improve on it.



Carroll Lorbett  
Editor

As a direct result of your input, we are moving to a more streamlined version of the newsletter. Our future efforts will be more collaborative and you will be introduced or reintroduced to many of our staff. Our format will change making it easier to quickly review important due dates in Public Housing's business cycle. We continue to ask you to participate by contributing and sharing your success stories, questions, and upcoming events with our readers.

I owe a profound debt of gratitude to **Amy Johnson**, PH Revitalization Specialist, Seattle Office. Of all the newsletters I have reviewed looking for ideas to improve our newsletter, I was most impressed with Amy's: information packed, concise, excellent format. Not only is Amy extremely talented she is generous. Much of the material contained in this newsletter is from Amy's newsletter.

Thank you, Amy!



This RIM component of the Tier Review assesses the authority's compliance with applicable regulations and requirements affecting correct calculation and verification of applicant and tenant income and rent: and other factors affecting eligibility and continued assistance under the Public Housing and Housing Choice Voucher Programs. While conducting the RIM component of the Tier Review our office puts an emphasis on CAP development and implementation. Our office ensures that systemic findings uncovered during RIM reviews are resolved within required timeframes, and negotiated CAPs are fully implemented.

In the SEMAP Quality Control (QC) portion of the Tier review, we review the PHAs supporting QC file documentation for SEMAP indicators 1 (Selection from the Waiting List), 2 (Rent Reasonableness), 3 (Adjusted Income), 5 (HQS Quality Control Inspections) and 6 (HQS Enforcement). SEMAP requires PHAs to do quality control test on their operation by looking at a sample of records reflecting the individual identified areas. The regulations specify the size of the sample and the population (universe) from which the sample is to be drawn. Our office adjusts the SEMAP score for the indicators with Findings as a result of the Tier Review. Our office also ensures that SEMAP findings uncovered during reviews are resolved within required timeframes, and negotiated CAPs are fully implemented.

For both RIM and SEMAP findings we work closely with the PHA to achieve an acceptable CAP. Once the CAP has been approved, we monitor its implementation (through on-site and/or remote means) to ensure all findings are resolved within applicable timeframes.

Tier Reviews also include a review of PHAs' UIV implementation. The purpose of the UIV review is to ensure that the PHA has implemented adequate security measures to protect UIV data. HUD's Upfront Income Verification (UIV) onsite review ensures that the PHA has **(1)** implemented the use of the HUD-provided UIV tool (The Enterprise Income Verification (EIV) system); **(2)** implemented and documented practices, controls and safeguards to adequately protect the confidentiality of participant income data; and **(3)** taken the appropriate corrective action to eliminate subsidy payment errors and tenant errors attributable to tenant under reporting of income.

The PHAS Certification Review component of the Tier Review is limited to a review of the 6 sub-indicators of the MASS. The 6 sub-indicators include: Vacancy Unit Turnaround Time, Capital Fund, Work Orders, Annual Inspection of Dwelling Units and Systems, Security and Economic Self-Sufficiency. During the review, our office uses the current Comprehensive Compliance and Monitoring Initiative CCM MASS Certification Review checklists that include pre-review and on-site review procedures. The objective of the Management Operations Indicator is to measure certain key management operations and responsibilities of a PHA for the purpose of assessing the PHA's management operations capabilities. The MASS score for the sub-indicators with Findings may be adjusted by REAC as a result of the PHAS Certification Review.

Prior to our arrival to conduct the review, we request PHAs have the documents in one location and readily available at the beginning of the review. Listed below are the documents we request. Additionally, the PHA must respond to review findings and concerns within 45 calendar days of the issuance of the final review report.

In fiscal year 2007 HUD headquarters will require our office to conduct a similar number of Tier Reviews. For those PHAs who are selected for a review, we will provide as much notice as possible as to when we will be coming to conduct the review. And perhaps more importantly, PHAs should ensure that operational practices are implemented which address the review topics and the PHA is prepared for the review. We look forward to working with each of you in conducting the reviews and providing a level of service and performance that meets the regulatory requirements as well as our customer's needs.

## **CONSOLIDATED REVIEW – Document Request List**

- Copy of Administrative Plan
- Admission and Continued Occupancy Policy
  
- The SEMAP Quality Control Logs and all documentation to support the SEMAP certification for:
  1. Indicator 1, Selection from the waiting list - 24 CFR 985.3 (a);
  2. Indicator 2, Rent Reasonableness - 24 CFR 985.3 (b);
  3. Indicator 3, Determination of Adjusted Income - 24 CFR 985.3 (c);
  4. Indicator 4, Utility Allowance Schedule - 24 CFR 985.3 (d);
  5. Indicator 5, HQS Quality Control Inspections - 24 CFR 985.3 (e); and
  6. Indicator 6, HQS enforcement - 24 CFR 985.3 (f).
- Description of all procedures used for SEMAP quality control purposes
- Housing Assistance Payment Register
- 2005 and 2006 Payment Standards Schedules and Fair Market Rents
- 2005 and 2006 Utility Allowances Schedules
- Section 8 FSS Escrow Balance & List of Participants (we will randomly select 5 participant contract files)
- Section 8 FSS Action Plan
  
- Current Public Housing Rent Roll
- PH Move-In / Move-Out log (four year being reviewed)
- PH Terminations (four year being reviewed)
- PH Tracking systems for various drug / crime programs and goals (i.e., crime reports / statistics, log of crimes reported to local authorities, documentation of sharing of information between PHA and local law enforcement agencies, PHA Board of Commissioners adopted policy for applicant screen policies and criteria, and / or documentation that admission has been denied to applicants due to screening).
- Economic Self-Sufficiency programs HUD-funded or non-HUD-funded
- Copy of the PH Tenant Lease
  
- Energy Audit Review Report
- Exigent Health & Safety Log & Exigent Health and Safety Certifications
- Work Order Log or other tracking mechanism
- Maintenance Systems and Controls (Inventory List)
- Annual Inspections of dwelling Units and Systems
- Systems Inspection Log or other tracking mechanism
- Tracking mechanism which shows annual inspections and correction of unit / building deficiencies
- Environmental Review Report
- Quality Control Inspections (EH&S)
- Capital Funds

## HUD OFFERS \$39 MILLION TO CLEAN UP DANGEROUS LEAD-BASED PAINT IN HIGH-RISK URBAN AREAS

*Funding targeted to areas with older rental housing and lead-poisoned children*

WASHINGTON - The Department of Housing and Urban Development today is making available \$39 million in funding to clean up dangerous lead-based paint hazards in communities with the greatest need, specifically cities with the highest incidence of lead poisoning and the greatest amount of older rental housing. HUD's *Lead Hazard Reduction Demonstration Grant Program* is designed to assist local urban areas to identify and control lead-based paint hazards in eligible privately owned housing.

"This funding will find its way into communities with the greatest risks to our children," said HUD Secretary Alphonso Jackson. "This is an entirely preventable disease and through grant programs like this, we hope to protect future generations of children from the tragedy of lead poisoning."

The *Lead Hazard Reduction Demonstration Grant Program* supports HUD's goal to eliminate childhood lead poisoning in children and produce lead-safe housing in low-income areas. With the publication of this funding notice, HUD will now be aggressively promoting this grant opportunity to mayors and county officials of every eligible jurisdiction across the country.

HUD is also providing additional guidance on applicant eligibility and comments on issues frequently encountered in the application process. This guidance will enable applicants to compete successfully for the funding. For more information on this available funding, visit [www.grants.gov](http://www.grants.gov) or the Office of Healthy Homes and Lead Hazard Control <http://www.hud.gov/offices/lead/>

### October is Energy Month!

October 4 marks the beginning of Energy Month and the Energy Star Change a Light, Change the World Campaign!



This year the leaders of HUD, DOE and EPA are sending letters to each Governor asking them to participate by issuing proclamations in support of the Energy Star Change a Light, Change the World Campaign. We are asking all of our low rent public housing agencies to participate in the Energy Star Change a Light, Change the World Campaign by considering changing incandescent lights to CFLs starting on October 4, 2006.

The focus is to conserve energy by changing from an incandescent light bulb to an energy star labeled light bulb. Energy Star labeled light bulbs are sometimes referred to as CFLs or Compact Fluorescent Lights. Lighting accounts for nearly 20% of electrical costs, with the average home containing more than 30 light fixtures. Energy Star qualified bulbs and fixtures help reduce household energy costs because they use one-third the energy of traditional lighting, and last up to 10 times longer. This can result in a savings up to \$25 in utility costs over the lifetime of one bulb. Replacing the most frequently used lights will yield the most savings!

HUD's Public Housing Energy Conservation Clearinghouse (PHECC) features news and resources to help public housing authorities manage energy and water costs. To see past issues of this newsletter, and to access more information and tools for public housing authorities, visit the Public Housing Energy Conservation Clearinghouse Website at <http://www.hud.gov/offices/pih/programs/ph/phecc/>. To contact the Public Housing Energy Conservation Clearinghouse email [pheccinfo@drintl.com](mailto:pheccinfo@drintl.com)

## Homeownership Closings

PHA Name	HCVHP Closings	FSS Homeownership Closings	Cumulative Closings
Alameda City	0	1	1
Alameda County	0	9	9
Benicia	12	0	12
Berkeley	1	0	1
Clark County	5	6	11
Fairfield	3	6	9
Fresno City	1	16	17
Fresno County	1	20	21
Las Vegas	13	3	16
Livermore	0	1	1
Madera	3	4	7
Marin	12	3	15
Mariposa County	1	0	1
Merced	0	1	1
Monterey	1	5	6
Napa	0	12	12
North Las Vegas	4	0	4
Oakland HA	7	0	7
Redding	2	0	2
Reno	8	3	11
Roseville	0	1	1
Sacramento City	21	9	30
Sacramento County	42	1	43
San Francisco	0	3	3
San Joaquin	14	0	14
San Jose City	2	4	6
San Mateo County	0	3	3
Santa Clara	7	9	16
Santa Cruz County	9	8	17
Solano	8	1	9
Sonoma	0	5	5
Stanislaus	0	5	5
Vacaville	11	5	16
Vallejo	7	4	11
Yuba County	0	3	3
	195	151	346

Source: PIC data calculated from 3/18/2005 through 9/18/2006.



Looking for a way to control utility and maintenance costs? [Click](http://www.hud.gov/offices/pih/programs/ph/hecc/funding.cfm) here for the <http://www.hud.gov/offices/pih/programs/ph/hecc/funding.cfm> [Key](#) to financial incentives and strategies!

### PIH Notice 2006-65

Issued: 8/21/2006

Expires: 8/31/2007

#### Cost-Savings Initiatives in the **Housing Choice Voucher (HCV) Program**

This Notice reinstates applicable sections of PIH Notice 2005-9 in regard to cost-savings measures and provides additional guidance on prudent financial management in the HCV program.

**Portability.** Although a PHA may opt to deny portability moves as described in Section 3.c. of PIH Notice 2005-9, it must demonstrate that it will not have sufficient funding to serve currently assisted families. Only if the PHA would be unable to avoid terminations of HCV assistance to remain within its budgetary allocation for housing assistance payments (HAP) would a PHA be justified in denying portability to a higher cost area where the receiving PHA will not absorb the family.

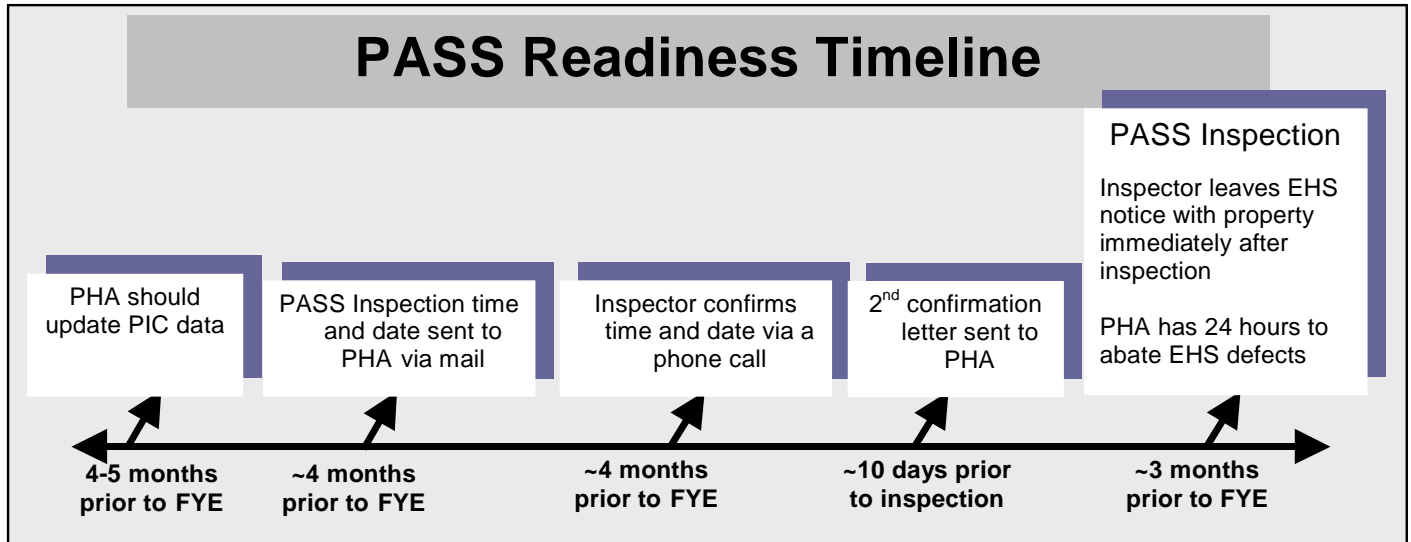
**Cost-savings Regulatory Waivers.** As with portability, in order for a PHA to request a regulatory waiver regarding implementing lower payment standards before the second annual reexamination and/or not increasing utility allowances during its calendar year, it must provide sufficient documentation to Headquarters. Such documentation must include average monthly HAP costs in the calendar year as supported by data entered (or to be entered) in the Voucher Management System (VMS) and average monthly turnover as supported by data in the Public Housing Information Center (PIC).

**Underutilization.** As required by recent Appropriations Acts, PHAs are provided with a fixed allocation of HCV budget authority for the calendar year. In addition, during the calendar year, a PHA may not lease more than its contracted units times twelve. Conversely, underutilization is an issue because less than the maximum number of families will receive HCV assistance. If a PHA underutilizes its funds, in addition to realizing decreased scores under the Section Eight Management Assessment Program leasing indicator, it may be penalized through administrative fee sanctions. Therefore, a PHA must consider factors such as average HAP costs, average turnover and its success rate to maximize its HAP expenditures without over leasing. If a PHA is underutilizing its funds and more than 40 percent of its HCV participants are paying more than 30 percent of adjusted monthly income towards their share of the rent, the PHA should consider raising its payment standards. A software program designed to help agencies manage their voucher issuance process may be accessed at <http://www.huduser.org/vip>.

## PHYSICAL EDUCATION CLASS ARE YOU READY FOR REAC?



The Physical Assessment Subsystem (PASS) score is a major component of your Agency's overall Public Housing Assessment System (PHAS) performance. PASS inspections are conducted by the Real Estate Assessment Center (REAC). In this issue we highlight the PASS timeline and provide resources for improving PASS performance.



### How can I improve my PASS Score? Add these resources to your toolbox!

Visit the REAC Home Page at <http://www.hud.gov/offices/reac/index.cfm>

For UPUS inspection Training e-mail the Inspection Training Team at [REAC\\_PASS\\_Training@HUD.gov](mailto:REAC_PASS_Training@HUD.gov)

View a Powerpoint Presentation providing a PASS Physical Inspection Overview at <http://www.hud.gov/offices/reac/products/PDFs/PASS.ppt>

Learn more about the PASS Scoring Process by visiting [http://www.hud.gov/offices/reac/products/phas/PDFs/pass\\_scoring62800.pdf](http://www.hud.gov/offices/reac/products/phas/PDFs/pass_scoring62800.pdf)

For information of EHS Abatement Procedures and Requirements, visit <http://www.hud.gov/offices/reac/products/pass/ehs.cfm>

Visit the Public Housing Assessment System (PHAS) homepage at: <http://www.hud.gov/offices/reac/products/prodphas.cfm>

The REAC Technical Assistance Center (TAC) is available at 1-888-245-4860 (7 a.m. to 8:30 p.m. EST).



**Reminder:** An **Energy Audit** is required for each development of PHA owned Low-Income Public Housing. Please refer to 24 CFR 965.302. If you haven't sent your completed Energy Audit yet, please do so immediately!

Upcoming Due Dates			
Dates may change. Please check the appropriate program area website for current information and a <b>complete list</b> of forms due.			
	Month	Due Date	Activity
FYE 12/31 PHAs	September	9/30/2006	Audited FASS for FYE 12/31/2005 submission due to REAC
		9/30/2006	One copy of IPA Audit due to Field Office with Management letter, Corrective Action Plan, and other relevant written communications as applicable for FYE 12/31/2005. See PIH Notice 2002-4
	October	10/1/2006	90 days prior to FYB, submit complete budget (HUD-52673, 52672, 52663) for Mod Rehab, SRO, HOPE VI, Mainstream (DV code-5 year increments), to FMC representative.
		10/18/2006	PHA Plan submission. CFP Program Performance and Evaluation Reports must be included in PHA Plan.
All PHAs	September	9/15/2006	Operating Subsidy forms HUD 52722 & 52723 are due to Field Office
		9/30/2006	FSS Annual Report due to Field Office
		9/30/2006	CFP obligated/expended data submitted through eLOCCS
	October	10/10/2006	Minority Business Enterprise (MBE) Report due to Field Office
		10/30/2006	9/30 Occupancy Report (HUD-51234) submit in PIC
		10/31/2006	(HUD-52681B) July, Aug & Sept data due in VMS (S8)
		10/31/2006	CFP obligated/expended data submitted through eLOCCS
	November	11/30/2006	CFP obligated/expended data submitted through eLOCCS
	December	12/31/2006	Audited FASS submission due to REAC
		12/31/2006	1 Copy of IPA Audit due to Field Office
		12/31/2006	CFP obligated/expended data submitted through eLOCCS
	Quarterly		VMS data collection (HUD 52681 B submitted electronically. Ensure data is submitted timely and accurately. Failure to report timely could result in loss of Administrative fees. Please check VMS website for exact submission.

**IPA Audit requirements for PHAs with a December 31, 2005 FYE**



Secure Systems will be unavailable from 8pm ET Friday September 29, 2006 until 7am ET Monday October 2, 2006 for scheduled maintenance.

Accordingly, the **revised audited submission due date** for PHAs with a December 31, 2005 FYE will be 11:59 pm ET on October 9, 2006. Any submissions received after midnight October 9, 2006 will receive a Late Presumptive Failure and be given a **score of Zero for their financial indicator**. If you have any questions about this notice, please contact REAC's Technical Assistance Center at 1-888-245-4860 or [REAC\\_TAC@hud.gov](mailto:REAC_TAC@hud.gov). We apologize in advance for any inconvenience this may cause you.

For those December 31, 2005 PHAs that have already submitted your audited financial information, we thank you for your early submission.

## Asset Management

<http://www.hud.gov/offices/pih/programs/ph/am/> This is the website address for the Asset/Project-Based Management Website. The purpose of the site is to provide a one-stop reference source for all Asset and Project-Based Management information.

The links contain relevant PIH notices, training schedules, and other guidance materials. You are invited to send questions. We will post answers to these frequently asked questions. We also plan to post lessons learned or best practices of housing authorities as they transition to asset management. In the next several months, we also anticipate publishing a monthly e-newsletter to send directly to PHAs and our Field Offices.

### Programs

[Identification of Projects for Asset Management](#)

[Operating Fund Program](#)

[Stop-Loss](#)

[PHA Insurance Requirements](#)

[Financial Management](#)

[Public Housing Energy Conservation Clearinghouse](#)

### Tools

Weighted Average Project Expense Levels (WAPELs) (*under construction*)

### Learn More

Preparing for Asset Management under the New Public Housing Operating Fund Rule (24 CFR 990): [A Planning Document](#), June 1, 2006

[Housing Manager's Manual](#)

Related PIH Notices

## Operating Fund Program

In the near future, HUD will publish in the Federal Register a rule regarding the Public Housing Operating Fund Program. The rule will modify the transition funding percentage for Federal Fiscal Year 2007 for public housing agencies (PHAs) that will experience a decline in funding between the old and new funding formulas. All decliner PHAs will be capped at a 5 percent reduction for 2007 regardless of whether they apply for stop loss. Decliner PHAs may still apply for stop loss in 2006 if they want to effect a permanent 5 percent reduction.

## Stop Loss

Under the new Operating Fund rule, PHAs that will experience a decline in funding can have their losses "stopped" by demonstrating a successful conversion to asset management, i.e., "stop-loss." This website contains information for PHAs regarding Stop-Loss.

- ▶ [PIH Notice 2006-14](#), Operating Fund Program Final Rule: Transition Funding and Guidance on Demonstration of Successful Conversion to Asset Management to Discontinue the Reduction of Operating Subsidy, issued March 22, 2006.
- ▶ [Stop-Loss Submission Kit](#)
  - ▶ [Attachment A - Check List Required Information](#)
  - ▶ [Attachment B - PHA Data Form](#)
  - ▶ [Attachment C - Certification of Long Term Capital Planning](#)
  - ▶ [Attachment D- Certificate of Compliance with Risk Management Responsibilities](#) **NEW**
  - ▶ [Description of How Management Services Are Arranged](#)
- ▶ [Frequently Asked Questions](#)



## Training Opportunities

**Free!**

### PIC Training

Joyce Prado

[Joyce.J.Prado@hud.gov](mailto:Joyce.J.Prado@hud.gov)

PIC Coach

**A PHA must have a minimum 95 per cent Form 50058 reporting rate for both public housing and HCV at the time of its annual assessment to avoid sanctions.** Is your staff up to the challenge? Do they have the tools to do their job?

I am offering PIC training in our San Francisco office to your staff. The training is free of charge. Since I will train one PHA at a time, I can tailor the training to your staffs' needs. The training can be a 1 or 2 day training depending on your needs. Seating is limited to 10 per class.

Don't miss out on this opportunity. Training is available Monday through Thursday. If you are interested, please E-mail me with a few dates that would work for your staff along with the name and telephone of a contact person.

**Please take note!**



**For Section 8 agencies**, please remember there is a distinction between sanctions and SEMAP scoring. Per PIH Notice 2006-24, Section 1, Note, and Section 11 and PIH Notice 2005-17, Section 8, the SEMAP scoring requirement for a 95% reporting rate went into effect with the 12/05 PHAs and will be assessed based on PHA FYE. (2006-24 changed only the requirements as they relate to Sanctions, not as to SEMAP scoring.) What this means is **that if your Section 8 PIC reporting rate is less than 95%, your SEMAP scores for Indicators 9, 10, 11, 12, and 14 will be adjusted to zero, and you will not receive any points for the deconcentration bonus.**

If you have questions about how this may affect your PHA, please do not hesitate to contact your assigned PHRS.

### Most Recent Webcasts

- ▶ [Hurricane Katrina One Year Retrospective, September 7, 2006](#)
- ▶ [Hurricane Katrina, August 29, 2006](#)
- ▶ [PIH Calculation of Operating Subsidy, August 24, 2006](#)
- ▶ [PIH Calculation of Operating Subsidy: Treatment of New Units, August 23, 2006](#)
- ▶ [PIH Calculation of Operating Subsidy Two, August 17, 2006](#)
- ▶ [PIH Calculation of Operating Subsidy, August 15, 2006](#)
- ▶ [Adoption Awareness Exhibit Kick-Off, August 1, 2006](#)
- ▶ [Accessing Subsidy and Grants Information System \(SAGIS\), July 27, 2006](#)

### HUDLinks:

#### Asset Management

<http://www.hud.gov/offices/pih/programs/ph/am/>

#### Operating Subsidy Assistance Package

<http://www.hud.gov/offices/pih/programs/ph/am/of/os.cfm>

#### (EIV) Update on upcoming Enterprise Income Verification certification

<http://www.hud.gov/offices/pih/programs/ph/rhiip/uivsystem.cfm>

#### (RIM) Rental Integrity Monitoring website

<http://www.hud.gov/offices/pih/programs/ph/rhiip/im.cfm>

#### (UIV) Upfront income verification website

<http://www.hud.gov/offices/pih/programs/ph/rhiip/uiv.cfm>

## And more Training Opportunities!

### HUD's Office of Public Housing Investments

This **Training Conference** will be held in Los Angeles on September 27-28, 2006.

The conference is entitled **Maximizing Leverage: Capital Financing, Modernization and Development by Public Housing Authorities and Their Affiliates**. It is designed for

- ✓ Public housing authorities,
- ✓ Housing finance agencies and
- ✓ Financial professionals

You will learn how to

- Provide information on the Capital Fun Financing and Mixed-Finance Programs to both new and existing participants and HUD staff
- Include training on both the CFFP & Mix Finance Programs and ways to leverage public housing funds
- Review alternative financing structures available to PHA's
- Give participants the tools and training for long term portfolio planning
- Discuss alternative ownership/management options available.

If you cannot spare two days, you may want to select a day to attend based on their interest. The conference agenda can be found at this website: <http://tcgillc.com/HUDconference/>

On the first day of the conference, the Assistant Secretary for Public and Indian Housing, Orlando Cabrera, is scheduled to speak at noon. The Affiliates session is on the first day. This is an opportunity for those who want direct training on the rule structure being created in the draft notice, or want an opportunity to comment directly to HUD. The Introduction to Finance and Development course is also on the first day.

The second day (9/28) has more advanced courses - for those who have some experience in finance and development, but may not have done a CFFP transaction, or done a Mixed Finance Program transaction recently - or who want to hear from more sophisticated PHAs and participating parties on how they have used these tools.

Here is the link to the registration site, <http://tcgillc.com/HUDconference/> that has all the needed information to register for the conference, and to reserve a room at the hotel. We extended the room block, so there are still rooms available at the government rate.

**HUD will be closed.**

**Columbus Day  
Monday  
October 9, 2006**



## 2006 Notices

Notice	Issued/Expires	Purpose
<a href="#">PIH 2006-33 (HA)</a> ▶ <a href="#">Related Supplement</a>	Issued: Sep. 6, 2006 Expires: Sep. 30, 2007	This notice transmits changes in financial management and reporting requirements for public housing agencies (PHAs) pursuant to the <a href="#">Revisions to the Public Housing Operating Fund Program, Final Rule</a> (hereafter referred to as the "final rule") published in the Federal Register on September 19, 2005 (79 FR 54983). The final rule replaces the interim rule that was published on March 29, 2001.
<a href="#">PIH 2006-32 (HA)</a>	Issued: August 21, 2006 Expires: August 31, 2007	This Notice reinstates <a href="#">PIH Notice 2005-9</a> in regard to cost-savings measures and provides additional guidance on prudent financial management in the HCV program.
<a href="#">PIH 2006-31 (HA)</a>	Issued: August 18, 2006 Expires: August 31, 2007	This Notice extends Notice <a href="#">PIH 2005-32 (HA)</a> , same subject, which will expire on August 31, 2006 for another year until August 31, 2007.
<a href="#">PIH 2006-30 (HA)</a>	Issued: August 17, 2006 Expires: August 31, 2007	This notice provides public housing agencies (PHAs) with instructions for submitting their Federal Fiscal Year (FFY) 2007 operating subsidy forms under the new operating fund formula pursuant to the <a href="#">Revisions to the Public Housing Operating Fund Program, Final Rule</a> (hereafter referred to as the "final rule") published in the Federal Register on September 19, 2005 (79 FR 54983). The final rule replaces the interim rule that was published on March 29, 2001.
<a href="#">PIH 2006-29 (HA)</a> ▶ <a href="#">Related FR Notice</a>	Issued: July 28, 2006 Expires: July 31, 2007	On February 2, 2006, HUD issued <a href="#">PIH 2006-12</a> , Disaster Voucher Program (DVP) Operating Requirements – Rental Assistance for HUD-Assisted Families and Special Needs Families Displaced by Hurricanes Katrina and Rita. <a href="#">Notice PIH 2006-12</a> specifies that in addition to authorizing funding for the DVP, the Department of Defense Appropriations Act, 2006, (Public Law No. 109-148) provides that HUD may authorize certain PHAs in Louisiana and Mississippi to combine voucher funding under section 8(o) with public housing funding under sections 9(d) and 9(e) of the United States Housing Act of 1937 during calendar year 2006. [...]
<a href="#">PIH 2006-27 (HA)</a>	Issued: July 07, 2006 Expires: July 31, 2007	This Notice reinstates Notice <a href="#">PIH 2003-25 (HA)</a> , which expired October 3, 2004.
<a href="#">PIH 2006-26 (HA)</a>	Issued: June 30, 2006 Expires: June 30, 2007	This Notice extends <a href="#">Notice PIH 2005-24</a> , same subject, which will expire on July 31, 2006, for another year until July 31, 2007. Notice PIH 2005-24 revises the procedure for the calculation of voucher housing assistance payments under PIH Notices 97-29, 98-19, 99-16, and 00-09 for families that received enhanced vouchers as the result of an owner decision to prepay the mortgage or voluntarily terminate the FHA mortgage insurance of a "preservation eligible" property in FY 1997, 1998, and 1999. Notice PIH 2005-24 also provides instructions to PHAs on identifying impacted families and re-calculating HAP for the period in question.
<a href="#">PIH 2006-25 (HA)</a>	Issued: July 3, 2006 Expires: July 31, 2007	This Notice extends <a href="#">Notice PIH 2005-28</a> , same subject, which will expire on July 31, 2006, for another year until July 31, 2007. Notice PIH 2005-28 extended <a href="#">Notice PIH 2004-12</a> . Notice PIH 2004-12 provides guidance on public housing agency (PHA) administrative responsibilities related to portability moves.
<a href="#">PIH 2006-24 (HA)</a>	Issued: June 30, 2006 Expires: June 30, 2007	This Notice implements a revised Form HUD-50058 assessment and sanctions process. It also replaces <a href="#">Notice PIH 2005-17</a> , which includes voiding sanctions and Corrective Action Plans (CAPs). There are four key changes to the previous Form HUD-50058 assessment process (under Notice PIH 2005-17) implemented under this Notice [...]
<a href="#">PIH 2006-23</a>	Issued: June 23, 2006 Expires: June 30, 2007	This Notice informs Public Housing Agencies (PHAs) of the passage of the Violence Against Women Act and Department of

Justice Reauthorization Act of 2005 (VAWA). Among many other things of significance to PHAs, VAWA prohibits the eviction of, and removal of assistance from, certain persons living in public or Section 8-assisted housing if the asserted grounds for such action is an instance of domestic violence, dating violence, sexual assault, or stalking, as those terms are defined in Section 3 of the United States Housing Act of 1937 as amended by VAWA (42 U.S.C. 13925).

<p><a href="#">PIH 2006-22 (HA)</a></p> <p>Related attachment</p> <p> <a href="#">Total Development Costs (TDC)</a></p>	<p>Issued: June 21, 2006 Expires: June 30, 2007</p>	<p>The purpose of this Notice is to:</p> <ol style="list-style-type: none"> <li>Explain procedures for establishing public housing development cost limits.</li> <li>Transmit the updated schedule of unit Total Development Cost (TDC) limits.</li> <li>This Notice does not apply to Native American housing.</li> </ol>
<p><a href="#">PIH 2006-21</a></p>	<p>Issued: June 16, 2006 Expires: June 30, 2007</p>	<p>Reinstatement – <a href="#">Notice PIH 2005-5(HA)</a> New Freedom Initiative, Executive Order 13217: “Community-Based Alternatives for Individuals with Disabilities,” and the Housing Choice Voucher Program</p>
<p><a href="#">PIH 2006-19 (TDHEs)</a></p>	<p>Issued: June 5, 2006 Expires: June 30, 2007</p>	<p>This notice serves to clarify the requirements for recipient inspection of housing assisted under NAHASDA (the Act) and those assisted under the 1937 Housing Act. Questions have been received by HUD concerning the applicability of inspection requirements found in Section 403(b) of the Act to the various types or categories of housing assistance provided and the required frequency of such inspections.</p>
<p><a href="#">PIH 2006-18 (HA)</a></p>	<p>Issued: May 31, 2006 Expires: May 31, 2007</p>	<p>The purpose of the Notice is to provide public housing agencies (PHAs) and HUD Public Housing Field staff with information and guidance on the Fiscal Year (FY) 2006 Capital Fund Program. This Notice informs PHAs that this fiscal year the Department initially will provide PHAs with 95 percent of their formula grant. The remainder of the Capital Funds will be distributed at a later date. This Notice also states that the Department will implement Section 901 of the Emergency Supplemental Appropriations (PL 109-148) through a separate Notice.</p>
<p><a href="#">PIH 2006-17 (TDHEs)</a></p> <p>Related attachment</p> <p> <a href="#">Total Development Costs (TDC)</a></p>	<p>Issued: April 17, 2006 Expires: April 30, 2007</p>	<p>This Notice supersedes <a href="#">Notice PIH 2003-16 (TDHEs)</a>, <i>Total Development Costs (TDC)</i>, dated June 19, 2003. This Notice transmits the updated schedule for the maximum amount of funds that may be used for affordable housing under NAHASDA. The requirement for the development and implementation of these limits is found at 24 CFR 1000.156 through 1000.162 of the Indian Housing Block Grant (IHBG) regulations published in the Federal Register on September 28, 2001, and effective October 29, 2001.</p>
<p><a href="#">PIH 2006-16 (HA)</a></p>	<p>Issued: March 29, 2006 Expires: March 31, 2007</p>	<p>This Notice amends <a href="#">Notice PIH 2002-22</a> as it relates to the project-based voucher program and provides updated instructions to Public Housing Agencies (PHAs) concerning the applicability of certain requirements to units assisted under the project-based voucher program when such units receive low-income housing tax credits (LIHTC) and were selected for project-based voucher assistance by a PHA prior to November 14, 2005. This Notice also provides instructions to PHAs concerning the applicability of requirements to such units that were selected on or after November 14, 2005.</p>
<p><a href="#">PIH 2006-15 (HA)</a></p>	<p>Issued: March 23, 2006 Expires: March 31, 2007</p>	<p>This notice extends <a href="#">Notice PIH 2005-11</a>, same subject, which expires on March 31, 2006, to March 31, 2007. Notice PIH 2005-11 extends the requirement that a PHA shall provide one copy of the completed audit report package and the Management Letter, performed under the Single Audit Act Amendment of 1996 (P.L. 104-156) and issued by the independent auditor, to the local HUD office having jurisdiction over the PHA.</p>
<p><a href="#">PIH 2006-14 (HA)</a></p>	<p>Issued: March 22, 2006 Expires: March 31, 2007</p>	<p>This notice provides information for Public Housing Agencies (PHAs) regarding the calculation of transition funding under the</p>

		Operating Fund Program final rule. It also provides instructions to PHAs that wish to submit documentation of successful conversion to asset management in order to discontinue their reduction in operating subsidy under the Operating Fund Program final rule, commonly referred to as the "stop-loss" provision. [...]
<a href="#">PIH 2006-13</a>	Issued: March 8, 2006 Expires: March 31, 2007	The purpose of this Notice is to remind recipients of Federal funds of their obligation to comply with pertinent laws and implementing regulations, which mandate non-discrimination and accessibility in Federally funded housing and non-housing programs for persons with disabilities.
<a href="#">PIH 2006-12</a>	Issued: Feb. 3, 2006 Expires: Feb. 28, 2007	This Notice provides instructions for the continuation of temporary rental assistance for HUD-assisted families and special needs/homeless families displaced as a result of Hurricane Katrina through implementation of the Disaster Voucher Program (DVP). The DVP also provides temporary rental assistance for certain HUD-assisted and special needs/homeless families displaced as a result of Hurricane Rita. [...]
<a href="#">PIH 2006-11 (HA)</a>	Issued: Feb. 3, 2006 Expires: Feb. 28, 2007	The purpose of this Notice is to inform public housing agencies (PHAs) and Tribally Designated Housing Entities (TDHEs) of the additional reference materials on Integrated Pest Management (IPM) beyond Maintenance Guidebook Seven: Termite, Insect and Rodent Control. PHAs and TDHEs (HAs) may choose to share this information with families and property owners participating in their programs.
<a href="#">PIH 2006-10 (HA)</a>	Issued: Feb. 3, 2006 Expires: Feb. 28, 2007	This notice provides guidance and related instructions to public housing agencies (PHAs) and field offices regarding the identification of projects for purposes of asset management (subpart H of the final rule, OMB approval number 2577-0029, expires October 31, 2008) under the Revisions to the Public Housing Operating Fund Program (the final rule), published in the Federal Register on September 19, 2005 (79 FR 54983). PHAs have until April 21, 2006, to submit their project identifications. The Department encourages PHAs to begin now to plan for these asset management requirements.
<a href="#">PIH 2006-9</a> <a href="#">Attachment</a>	Issued: Feb. 3, 2006 Expires: Feb. 28, 2007	This Notice reinstates <a href="#">Notice PIH-2003-24 (HA)</a> , same subject, sets forth procedures for the procurement of legal services by Public Housing Agencies (PHAs). This Notice supersedes similar guidance previously provided to HUD staff and PHAs including PIH 90-47, Procedures for Procuring Professional Services. This Notice is not intended as the primary source of guidance in this area, but is provided to remind all HUD Offices and PHAs of the proper procedures for procuring legal services and to briefly review areas of common interest and concern. This Notice applies to all PHA procurements of legal services that are funded in whole, or in part, with HUD grant funds subject to 24 CFR part 85 (e.g., Operating Fund subsidies and Capital Fund).
<a href="#">PIH 2006-8 (HA)</a>	Issued: Jan. 27, 2006 Expires: Jan. 31, 2007	This notice extends <a href="#">Notice PIH 2005-4 (HA)</a> , same subject, which will expire on January 31, 2006, for another year until January 31, 2007. Notice PIH 2005-4 describes the electronic exigent health and safety (EHS) system for public housing agencies (PHAs) and field office staff. It explains how PHAs are to certify to the correction of EHS deficiencies observed during Uniform Physical Condition Standards inspections. It also outlines the procedures for field office staff to enter and record any follow-up activities that they have completed to ensure that EHS deficiencies have been corrected or abated.
<a href="#">PIH 2006-7 (HA)</a>	Issued: Jan. 27, 2006 Expires: Jan. 31, 2007	This notice extends <a href="#">Notice PIH 2005-3</a> , same subject, which will expire on January 31, 2006, for another year until January 31, 2007. Notice PIH 2005-3 directs public housing agencies to follow Office of Management and Budget Circular A-87

regarding employee benefits plan administration, and transmits a change to the Housing Agency (HA) Guidebook: Employee Benefit Plans, 7401.7 G, paragraph 2.8, subparagraph (e), Forfeitures.

<p><a href="#">PIH 2006-6 (HA)</a> <i>(Corrected)</i></p>	<p>Issued: Feb. 1, 2006 Expires: Feb. 28, 2007</p>	<p>This Notice provides guidance on subtitle D - Public Housing, Section 151 (2) (B) of the recently enacted Energy Policy Act of 2005 (PL 109-58). This guidance is in accordance with the Public Housing Operating Fund Program final rule in the Federal Register on September 19, 2005 (79 FR 54983) and the Revisions to the Public Housing Operating Fund Program; Corrections to Formula Implementation Date Notice (Correction Notice) published in the Federal Register on October 24, 2005 (70 FR 61366).</p> <p>This is a correction to the Notice published January 19, 2006. Until such time as the regulation may be changed, the period for freezing the rolling base is limited to 12 years. Public Housing Authorities (PHAs) wishing to enter into contracts exceeding 12 years but not to exceed 20 years may request a waiver of the regulation.</p>
<p><a href="#">PIH 2006-5 (HA)</a></p>	<p>Issued: Jan. 13, 2006 Expires: Jan. 31, 2007</p>	<p>This Notice implements the Housing Choice Voucher (HCV) program funding provisions resulting from enactment of the Federal Fiscal Year (FFY) 2006 HUD Appropriations Act (Public Law 109-115) that was signed into law on November 30, 2005. In this law, Congress continues the 2005 allocation method for calculating and distributing housing assistance payments (HAP) renewal funds, public housing agency (PHA) administrative fees, and continues to prohibit the use of renewal funds for over-leasing. The Act specifies that calendar year (CY) 2006 will be the funding period for such renewals and administrative fees under the HCV program. [...]</p>
<p><a href="#">PIH 2006-3 (HA)</a></p>	<p>Issued: Jan. 11, 2006 Expires: Jan. 31, 2007</p>	<p>Through this Notice HUD is notifying Public Housing Agencies of the reduction and recapture of any remaining program reserve balances (ACC reserves) previously maintained pursuant to 24 CFR 982.154(b). <a href="#">PIH Notice 2005-01</a> established that the ACC reserve account would be reduced to an amount not to exceed one week of program reserves. This Notice provides that any unused ACC reserves remaining after December 31, 2005 will be reduced to zero. Additionally, this notice provides that any budget authority provided to PHAs in calendar year 2005 that exceeds actual program expenses for the same period must be maintained in a PHA's undesignated fund balance account in accordance with Generally Accepted Accounting Principles. [...]</p>
<p><a href="#">PIH 2006-2 (TDHEs)</a></p>	<p>Issued: Jan. 3, 2006 Expires: Jan. 31, 2007</p>	<p>This Notice extends <a href="#">Notice PIH 2004-25 (TDHEs)</a>, same subject, which expires December 31, 2005, for another year until December 31, 2006.</p>
<p><a href="#">PIH 2006-1 (HA)</a></p>	<p>Issued: Jan. 3, 2006 Expires: Jan. 31, 2007</p>	<p>This Notice reinstates <a href="#">Notice PIH 2005-2 (HA)</a>, which expires January 31, 2006, for another year until January 31, 2007.</p>

Notices can be found on HUD website: <http://www.hud.gov/offices/pih/publications/notices/>