

Northwest Notes

U.S. Department of Housing and Urban Development- Office of Public Housing, Region X

FY2006 Quarter III

<http://www.hud.gov> & <http://espanol.hud.gov>

May 11, 2006

From the Director's Office

As we enter our third quarter, the Seattle Hub and Portland Program Center are in the midst of conducting consolidated reviews of PHAs as part of our national goal of comprehensive monitoring and oversight of PHAs. We are also conducting onsite, program specific reviews of PHAs. We wish to extend to those PHAs that we have visited so far this year our appreciation for their cooperation.

On behalf of Office of Public Housing team members in the Seattle, Portland, and Anchorage offices, we hope this newsletter is helpful to you. Just let me know if there are items that you would like to see in future newsletters.

Harlan Stewart
Director, Office of Public Housing
Region X, Northwest/Alaska



IHFA 2007 Fair Housing Calendar Project




"Fair Housing: It's Not an Option... It's the Law" marks the 38th anniversary of the signing of the Fair Housing Act.

In recognition of Fair Housing Month (April), the Idaho Housing Finance Association (IHFA) and the Idaho Department of Commerce and Labor (IDC) are sponsoring a 2007 calendar art contest to promote Fair Housing. Students from around the state are encouraged to submit writing, art, or photography that depicts fair and accessible housing, diversity, and/or barriers people face through discrimination. IHFA and IDC have long partnered to offer fair housing and accessibility education and outreach by targeting housing providers and professionals. Their goal is to reduce unintentional fair housing violations and injuries. Together, they have co-sponsored more than a dozen well-attended training events since 2000, including Fair Housing Design and Construction training events for architects and other building professionals, and Fair Housing training designed for housing providers, lenders, local government and real estate professionals.

Twelve entries will be featured in Idaho's Fair Housing calendar. Copies of the calendar will be sent to schools, government officials, apartment complexes, and businesses across the state. The goal is get people in Idaho talking and thinking about fair housing and accessibility.

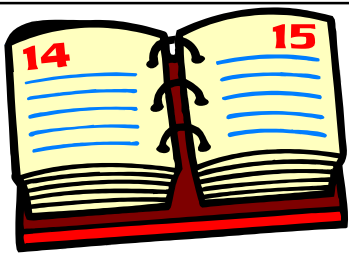
All contestants must register online and entries must be emailed/postmarked by Friday June 2, 2006. For more information visit, http://www.ihfa.org/research_fairhousing.asp

 To find out more about how your agency can benefit from **Energy Star** services, please visit their website at

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

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Medicare Part D Registration Deadline- **May 15th**

May 15th is the deadline to enroll for the Medicare Part D Prescription Drug Benefit, which is the newest benefit in Medicare for anyone who is 65 years of age or older, or who would qualify for Medicare because of a disability.

Enrollment occurs through three easy steps. The first step is to pull together one's prescription drugs. The second step is to find the beneficiary's Medicare card. The third step is to simply call 1-800-Medicare, or for those who prefer the Internet, you can visit <http://www.medicare.gov>.

Fraud Prevention:

A free pamphlet published by the HUD Office of Inspector General is available on-line at, <http://www.hud.gov/offices/oig/fraud.cfm>. The three-page pamphlet discusses the seven components of an effective fraud policy.



REMINDER: PIC Certifiers....

Please ensure that your Executive Director name, mailing, physical, and e-mail addresses are current in PIC.



New Contact Information for Portland Office of Public Housing

Portland Office of Public Housing
400 SW Sixth Avenue, Suite 700
Portland, OR 97204-1632

Voice: 971-222-2666
TTY: 971-222-2625
Fax: 971-222-2673

PHA PLANS:

Form HUD-50070, *Certification for a Drug-Free Workplace*: currently remains a required hard copy submission to local HUD field offices for PHAs applying for Formula Capital Fund Program (CFP) Grants through the PHA Plan process. Although this form is no longer available through the HUDCLIPS web site, a copy of the form can still be obtained through the "Tools and Resources" section (select "Certifications") of the PHA Plans web site at the following web address: <http://www.hud.gov/offices/pih/pha/index.cfm>.

Housing Choice Voucher Homeownership Stats

According to PIH Notice 2006-5, PHAs are eligible for a \$1000 bonus administrative fee for every closing reported into PIC.

HCV Homeownership Closings as of 5/1/2006

Alaska	22
Idaho	48
Oregon	43
Washington	73
Hub Total	186

HUD Highlights Regional Office E-Newsletter debuts.

Find out what's new in the region across all HUD program areas. To electronically receive this newsletter, sign-up at:

<http://www.hud.gov/local/shared/working/r10/newsletters/hudhighlights.cfm?state=wa>

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 discuss Exigent Health and Safety (EHS) findings and abatement, and offer more tips for improving PASS performance.



Exigent Health and Safety?

An EHS deficiency is any condition that threatens life, health and/or safety. REAC inspectors look for EHS deficiencies in five inspectable areas: Site, Building Exteriors, Building Systems, Common Areas, and Unit Interiors.

Avoid EHS Citations Entirely Through Alert Maintenance Practices.

Common EHS Deficiencies Identified by REAC Include:

Electrical Hazards – exposed wiring, open or missing panels, water leaks near electrical equipment, missing outlet covers or switch plates.

Fire Protection and Emergency Egress – blocked or unusable emergency exits, expired or inoperable fire extinguishers, missing or inoperable smoke detectors.

Air Quality – gas leaks, misaligned ventilation systems.

So How Can I Improve my PASS Score?

- Be alert for potential EHS deficiencies and correct them as a part of routine maintenance before REAC visits.
- Promptly repair any condition that constitutes an electrical hazard.
- Immediately remedy any condition that constitutes blocked emergency egress.
- Ensure all smoke detectors are operational and fire extinguishers are current.
- Encourage residents to report any unsafe conditions in units.
- Remember to log-on to REAC Secure Systems website to certify EHS deficiency corrections (Refer to Notice PIH 2005-4). **If you are having difficulty accessing your inspections, please contact Suzanne Manville at 206-220-6231.**

In the next issue we'll discuss the PASS timeline and offer you more resources for improving PASS performance.



Your Immediate Attention to is Required

EHS Deficiencies must be abated within 24 Hours and the PHA must certify to the abatement within three days. Inspectors will provide notice of EHS deficiencies to the Site Representative prior to leaving the property.

EHS Abatement Requirements and Instructions can be found in Notice PIH 2005-4 available at <http://www.hudclips.org>

REAC Prevalence Report

REAC is providing a direct mailing of the subject Prevalence Report, as specific to each housing authority Executive Director. Their letter explains the report content and also has an attached Excel spreadsheet. The Excel data compares common systemic deficiencies by interpolating percentages for a specific PHA, and creates a historical database of REAC Physical Inspections results and EHS items. This can be a helpful planning tool by assisting a PHA in developing future maintenance/repair activity and modernization programs for PHA Plans and Annual Statements.



Reminder: Several Housing Authorities in the Northwest provided responses previously that an RFP would be established to solicit for and complete an Energy Audit during federal FY 2006. The energy audit is required for LIPH developments as referenced by 24 CFR 965.302. Please advise your local HUD Office of Public Housing of your progress.

Recently Published

For a complete list of Federal Register and Notices published, please visit HUD Clips at <http://www.hudclips.org/cgi/index.cgi>

Federal Register

- 02/14/2006 Fair Market Rents for Fiscal Year 2006 for Housing Choice Voucher, Moderate Rehabilitation Single Room Occupancy and Certain Other HUD Programs; Supplemental Notice on 50th Percentile Designation
- 02/15/2006 Section 8 Housing Assistance Payments Program – Contract Rent Annual Adjustment Factors, Fiscal Year 2006: Correction
- 02/17/2006 Notice of Regulatory Waiver Requests Granted for the Third Quarter of Calendar Year 2005
- 02/22/2006 Announcement of Funding Awards for Fiscal Year 2005 for the Katrina Disaster Housing Assistance Program
- 03/06/2006 Final Fair Market Rents for the Housing Choice Voucher Program and Moderate Rehabilitation Single Room Occupancy Program for Fiscal Year 2006; Revised
- 03/10/2006 Regulatory and Administrative Waivers Granted for Public and Indian Housing Programs to Assist with Recovery and Relief in Hurricane Wilma Disaster Areas
- 03/21/2006 Conversion of Developments From Public Housing Stock; Methodology for Comparing Costs of Public Housing and Tenant-Based Assistance
- 03/28/2006 Notice of Proposed Information Collection for Public Comment: PHA Plans Standard Template
- 03/30/2006 Notice of Proposed Information Collection for Public Comment; Public Housing Financial Management Template
- 04/03/2006 Public Housing Agency (PHA) Lease Requirements, Recordkeeping Requirements
- 04/03/2006 Screening and Eviction for Drug Abuse and other Criminal Activity
- 04/05/2006 Operating Fund Program; Transition Funding and Guidance on Demonstration of Successful Conversion to Asset Management to Discontinue the Reduction of Operating Subsidy
- 04/10/2006 Eligibility of Students for Assisted Housing Under Section 8 of the U.S. Housing Act of 1937; Supplementary Guidance
- 04/11/2006 Supplement to the Fiscal Year (FY) 2006 SuperNOFA for HUD's Discretionary Programs; NOFAs for the HOPE VI Revitalization Grants Program and HOPE VI Main Street Grants Program
- 04/14/2006 Moving to Work Demonstration
- 05/02/2006 Public Housing Assessment System; Revision to the Financial Condition Scoring Process
- 05/05/2006 Supplement to the Fiscal Year (FY) 2006 SuperNOFA for HUD's Discretionary Programs: NOFAs for the HOPE VI Revitalization Grants Program and HOPE VI Main Street Grants Program-Correction

Recently Published

For a complete list of Federal Register and Notices published, please visit HUD Clips at <http://www.hudclips.org/cgi/index.cgi>

PIH Notices

- PIH 2006-06 Guidance on Energy Performance Contract with terms up to 20 years
- PIH 2006-07 Extension – Notice PIH 2005-3 (HA), Changes to Guidebook 7401.7 G, Housing Agency (HA) Guidebook: Employee Benefit Plans
- PIH 2006-08 Extension – Notice PIH-2005 (HA), Exigent Health and Safety Deficiency Correction Certification – New Reporting Procedures
- PIH 2006-09 Reinstatement – Notice PIH 2003-24 (HA), Procurement of Legal Services by Public Housing Agencies
- PIH 2006-10 Identification of Projects for Asset Management
- PIH 2006-11 Guidance on Integrated Pest Management
- PIH 2006-12 Disaster Voucher Program (DVP) Operating Requirements – Rental Assistance for HUD-Assisted Families and Special Needs Families Displaced by Hurricanes Katrina and Rita
- PIH 2006-13 Non-Discrimination and Accessibility for Persons with Disabilities
- PIH 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
- PIH 2006-15 Extension – Notice 2005-11 (HA), Single Audit Act (A-133) Independent Auditor Report Submission for Public Housing Agencies (PHAs)
- PIH 2006-16 Project-Based Voucher Units with Low-Income Housing Tax Credit Allocations

E-Memos

- 1/24/2006 Enterprise Income Verification (EIV) User Certification- More Information
- 1/24/2006 Housing Choice Voucher Program: Implementation of 2006 Appropriations- Satellite/Webcast
- 1/27/2006 PHA Responsibility to Notify HUD of Litigation
- 2/2/2006 <http://www.grants.gov>- Early Registration
- 2/8/2006 Disaster Voucher Program (DVP) Satellite/Webcast
- 2/15/2006 Grants.Gov Registration Process Satellite/Webcast
- 3/10/2006 2006 Income Limits- Public Housing/ Section 8
- 3/15/2006 Asset Management Project Grouping (AMP) Training- Public Housing
- 3/22/2006 Asset Management Project Groupings (AMP) Training- Public Housing
- 3/24/2006 Celebrating Fair Housing in Idaho

Important Upcoming Quarter III Dates

!!! Please Note: All dates subject to change. Please refer to the appropriate program area website for the most current information and complete list of forms due!!!

FYE 3/31 PHAs

- 5/30/2006 SEMAP Submission due in PIC (60 days after FYE)
- 5/31/2006 MASS Submission due to REAC
- 5/31/2006 Unaudited FASS submission due to REAC
- 5/31/2006 Year-End Settlement Statement (HUD-52681) submit to FMC (60 calendar days after FYE- Section 8). Ensure data matches information in VMS.
- 6/27/2006 (Late June) PHA certifies Follow-up Plan in RASS. Please see RASS Business Calendar at http://www.hud.gov/offices/reac/products/rass/business_calendar.cfm

FYE 6/30 PHAs

- 5/27/2006 (Late May) PHA certifies Implementation Plan in RASS. Please see RASS Business Calendar at http://www.hud.gov/offices/reac/products/rass/business_calendar.cfm

FYE 9/30 PHAs

- 6/30/2006 Audited FASS submission due to REAC
- 6/30/2006 One Copy of IPA Audit due to Field Office with Management letter, Corrective Action Plan, and other relevant written communications as applicable for FYE 9/30/2004. See PIH Notice 2002-4.
- 7/1/2006 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.
- 7/15/2005 PHA Plan submission. CFP Program Performance and Evaluation Reports must be included in PHA Plan.

FYE 12/31 PHAs

- 7/30/2006 6/30 Occupancy Report (HUD-51234) submit in PIC

All PHAs

- 6/30/2006 All PHAs must have a 95% Reporting Rate in PIC.
- 7/30/2006 EIV User Administrators must re-certify all existing EIV users for your housing authority.
- 7/31/2006 ROSS Financial Status Report (HUD-269A) and Program Report submitted to Field Office
- Every Month CFP obligated/expended data is submitted through eLOCCS. CFP work completion activities where pre-audit is required, are reminded to submit AMCC to Field Office.
- Every Month Send complete copy of renewal HAP contracts with owners to FMC representative. Please include Attachment A. Contracts needed to request renewal funds and to release payments.
- Quarterly VMS data collection (HUD 52681B 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 dates.*
- This Summer Deadlines for the SuperNOFA are available at <http://www.hud.gov/offices/adm/grants/fundsavail.cfm>
- Reminder: Please continue to submit Year-End Settlement Statement (HUD-52681) for Section 8 Mod Rehab, SROs, and Mainstream (DV) vouchers **ONLY**. Submit to FMC (60 calendar days after FYE).