

U. S. Department of Housing & Urban Development

San Francisco Office of Public Housing

June 2007

Service, Respect, Integrity

Quarterly Newsletter

Serving northern California and Nevada

From the Director's Desk

Stephen Schneller
Director
San Francisco Office of Public Housing



The occurrence of recent wildfires is merely coincidental with this quarter's topic of discussion. Nevertheless, the current fires raging in El Dorado and Marin Counties remind us that it is never too soon to reevaluate our vulnerability to natural and manmade disasters. And if we have not done so already, now is the time to plan how our agencies will react and respond should a disaster occur.

Many of you attended our conference presentation in Monterey in May on Disaster Preparedness and Response for Housing Authorities. Our purpose was to provide an overview of different aspects of disaster planning and available resources. Additional efforts have been initiated by the NorCal-Nevada Executive Directors Association (NCNEDA), which is developing a Mutual Aid Network to identify and share resources in the event of a disaster affecting local housing authorities.

With lessons learned from recent Gulf Coast Hurricanes, HUD itself has established an office to develop policy and coordinate its disaster planning and response activities. One

member of that office is now located with us in San Francisco. As this new office's policies and functions are developed, we will keep you informed. In the meantime, our role will continue as it has been. This includes coordination of response efforts at the regional level, although somewhat limited by charter and turf. We have asked the NCNEDA to include us in their network as a logical central point of communicating, data gathering, and reporting, which are certain to be of vital importance not only to responders on the front lines but also to decision and policy makers at the federal level.

We at HUD can also provide or facilitate technical assistance on a variety of related issues, such as preparing disaster plans, developing local response networks, utilizing the media for communication prior to and during a disaster, developing continuation of operations plans, locating training resources for staff and residents on disaster readiness, working with FEMA after a disaster.

And there are always lessons learned. Those of you who have heard my colleague from Jackson, Mississippi, describe her experiences following Hurricane Katrina will remember that much of how anyone responds after a disaster is learned on the spot and not planned for. Let us be hopeful that disasters do not befall our agencies, employees, or program participants. But if they do - somewhere, sometime they inevitably will - let us be hopeful that we have prepared sufficiently to be effective in continuing our missions and minimize the suffering of those affected.



June is Homeownership Month

Today marks the final day of celebrating this great effort.

We thank you for partnering with us and promoting this truly life changing goal for which we all benefit.

Please let us hear about your homeownership event. We would like the opportunity to highlight your good works in a future edition of this newsletter.

Stephen Schneller, Director
San Francisco Office of Public Housing

**Capital Fund Data Certification
Due by July 12, 2007**

PIH has issued Notice 2007-13 that requires PHAs to certify to the accuracy of their data in PIC *prior* to receiving Capital Fund grants in from HUD's FY 2007 appropriation.

Step-by-Step user guide that describes how to complete the certification in PIC.

**San Francisco Office of Public Housing
Current Public Housing Revitalization Specialist Assignments**

PHA	PHRS Assigned	PHA	PHRS Assigned
Alameda City	Cora Ward (415) 489-6447	Oakland	Leslie Ciski/Cora Ward
Alameda County	Cora Ward (415) 489-6447	Pittsburg	Cora Ward (415) 489-6447
ASI S. NV Mainstream	Leslie Ciski (702) 366-2135	Placer County	Brenda Adams/Sharron Treskunoff*
Benicia	Mamie Dunn (415) 489-6451	Pleasanton	Cora Ward (415) 489-6447
Berkeley	Andrew Nguyen (415) 489-6443	Plumas County	Leslie Ciski (702) 366-2135
Butte	Leslie Ciski/Sharron Treskunoff*	Redding	Brenda Adams/Sharron Treskunoff*
CA Dept. H&CA	Brenda Adams (916) 498-0831	Reno	Leslie Ciski (702) 366-2135
Clark County	Leslie Ciski (702) 366-2135	Richmond	Sandra Augustus (415) 489-6448
Contra Costa County	Andrew Nguyen (415) 489-6443	Riverbank	Brenda Adams (916) 498-0831
Crescent City	Cora Ward (415) 489-6447	Roseville	Brenda Adams (916) 498-0831
Dublin	Cora Ward (415) 489-6447	Sacramento City	Brenda Adams (916) 498-0831
El Dorado County	Brenda Adams (916) 498-0831	Sacramento County	Brenda Adams/Sharron Treskunoff*
Eureka	Andrew Nguyen (415) 489-6443	San Francisco	Mamie Dunn (415) 489-6451
Fairfield	Cora Ward (415) 489-6447	San Joaquin County	Andrew Nguyen/Sharron Treskunoff*
Fresno City	Andrew Nguyen (415) 489-6443	San Jose City	Sandra Augustus (415) 489-6448
Fresno County	Andrew Nguyen (415) 489-6443	San Juan Bautista	Mamie Dunn (415) 489-6451
Hollister	Mamie Dunn (415) 489-6451	San Mateo	Cora Ward (415) 489-6447
Humboldt	Andrew Nguyen (415) 489-6443	Santa Clara County	Sandra Augustus (415) 489-6448
Kings County HA	Andrew Nguyen (415) 489-6443	Santa Cruz County	Mamie Dunn (415) 489-6451
Lake County	Cora Ward (415) 489-6447	Santa Rosa	Leslie Ciski/Sharron Treskunoff*
Las Vegas	Leslie Ciski (702) 366-2135	Shasta County	Leslie Ciski/Sharron Treskunoff*
Lassen County	Leslie Ciski (702) 366-2135	Solano	Mamie Dunn (415) 489-6451
Livermore	Mamie Dunn (415) 489-6451	Soledad	Andrew Nguyen (415) 489-6443
Madera	Andrew Nguyen (415) 489-6443	Sonoma County	Cora Ward/Sharron Treskunoff*
Marin	Andrew Nguyen (415) 489-6443	South San Francisco	Andrew Nguyen (415) 489-6443
Mariposa County	Andrew Nguyen (415) 489-6443	Stanislaus	Brenda Adams (916) 498-0831
Mendocino County	Brenda Adams (916) 498-0831	Suisun City	Cora Ward (415) 489-6447
Merced	Brenda Adams (916) 498-0831	Sutter County	Brenda Adams (916) 498-0831
Merced	Brenda Adams (916) 498-0831	Tehama County	Cora Ward/Sharron Treskunoff*
Monterey	Andrew Nguyen (415) 489-6443	Tulare County	Leslie Ciski (702) 366-2135
Napa	Mamie Dunn (415) 489-6451	Vacaville	Mamie Dunn (415) 489-6451
Nevada County	Cora Ward/Sharron Treskunoff*	Vallejo	Mamie Dunn (415) 489-6451
Nevada Rural	Leslie Ciski (702) 366-2135	Yolo County	Brenda Adams (916) 498-0831
North Las Vegas	Leslie Ciski (702) 366-2135	Yuba County	Cora Ward/Sharron Treskunoff*

* On extended leave

Due Date	Task
12-Jul	Cap Fund Certifications are Due!
16-Jul	Operating Subsidy 2007 budget revisions are due (Notice 2006-30)
31-Jul	Financial Status Report (HUD-269A) for ROSS/& Prog. Rpt
31-Jul	(HUD-52681B) April, May& June data due in VMS (S8)
31-Jul	CFP obligated/expended data submitted through eLOCCS
31-Aug	CFP obligated/expended data submitted through eLOCCS
30-Sep	FSS Annual Report due to Field Office
30-Sep	CFP obligated/expended data submitted through eLOCCS



Grants

Extension!

ROSS Elderly/Persons with Disabilities Grant (CFDA 14.876)

Submission date extended to August 10, 2007

ASSET MANAGEMENT ASSET MANAGEMENT ASSET MANAGEMENT

Important Dates

July 15, 2007 – Operating statement submission deadline for Stop-Loss PHAs that applied by April 15, 2007

July 15, 2007 – Deadline for Operating Fund appeals

October 15, 2007 – Deadline for Year 1 submission of stop-loss applications

Keep informed!

Read the Asset Management Newsletter
[\(http://www.hud.gov/offices/pih/programs/ph/am/newsletter.cfm\)](http://www.hud.gov/offices/pih/programs/ph/am/newsletter.cfm)

Your questions are answered!

Question: When PHAs are completing their FY 2008 operating subsidy forms, which will be done at a project level, will they use FY 2004 agency-wide amounts for frozen rental income or will they use amounts specific to each asset management project (AMP)?

Answer: PIH Notice 2005-34, which states that "for FFYs 2008 and 2009 funding, when the Department moves to a property-level funding system, project-level rental income figures from FFY 2004 will be required. Consequently, the Department is asking PHAs to keep in mind that when they submit their project-level subsidy forms in the fall of 2007 for FFY 2008 funding, they will be required to report the frozen rental income for each project, along with any corresponding changes in project-specific utility allowances. (Note: Pursuant to section 990.325 of the final rule, PHAs are required to maintain the supporting back-up data.) The project information should reconcile with information the PHA submitted through PHAS at an agency level." The Department will soon post to its asset management website a worksheet that will assist PHAs in reconciling project-level frozen rental income amounts with agency-wide amounts.

SUBSIDY & GRANTS INFORMATION SYSTEMS (SAGIS)

TRAINING OPPORTUNITY CLICK HERE 

http://www.hud.gov/offices/reac/products/sagis/sagis_webcast.cfm

To determine their operating subsidy eligibility under the operating fund formula for Federal Fiscal Year (FFY) 2008, PHAs must complete and submit the following two operating subsidy calculation forms: Form HUD-52723, Calculation of Operating Subsidy and Form HUD-52722, Calculation of Utilities Expense Level

These forms must be submitted using HUD's SAGIS that automates the competitive and formula-based processes for allocating program funds to PHAs. For the **Operating Fund**, SAGIS provides the ability for PHAs to electronically complete and submit Operating Fund forms HUD-52723, 52722, 53087, 50071 and SF-424. The system also allows PHAs to view their interim and final obligation documents online. HUD field offices, using SAGIS, have the ability to review and evaluate PHA applications electronically.

Please do not attempt submit your operating Subsidy calculation forms yet. We will notify You when the system opens.



Notices relating to Asset Management

Notices:

[PIH 2007-7](#)

[PIH 2006-35 \(HA\)](#)

[Federal Register Guidance on Implementation of Asset Management \[FR-5099-N-01\]](#)

[PIH 2006-33 \(HA\)](#)

[Related Supplement](#)

[PIH 2006-30 \(HA\)](#)

[Federal Register Transition Funding and Guidance Notice](#)

[PIH 2006-14 \(HA\)](#)

[PIH 2006-10 \(HA\)](#)

[PIH 2006-6 \(HA\)](#)

(Corrected)

[Federal Register Coefficient Notice with 3 appendices](#)

[PIH 2005-35 \(HA\)](#)

▶ [Appendix 1](#)

▶ [Appendix 2](#)

▶ [Appendix 3](#)

▶ [Appendix 4](#)

[PIH 2005-34 \(HA\)](#)

[PIH 2005-31 \(HA\)](#)

[PIH 2005-27 \(HA\)](#)

[PIH 2004-14 \(HA\)](#)

Related attachments:

▶ [Appendix 1](#)

▶ [Appendix 2](#)

▶ [Appendix 3](#)

▶ [Appendix 4](#)

[PIH 2004-9 \(HA\)](#)

(Adobe PDF, 5 pages)

[PIH 2003-27 \(HA\)](#)

(Adobe PDF, 2 pages)

[PIH 2003-22 \(HA\)](#)

(Adobe PDF, 5 pages)

Related attachments:

▶ [Appendices 1-2](#) (Adobe PDF, 7 pages)

▶ [Appendices 3-4](#) (Adobe PDF, 3 pages)

[PIH 2003-18 \(HA\)](#)

(Adobe PDF, 2 pages)

[PIH 2003-1 \(HA\)](#)

(Adobe PDF, 3 pages)

Related attachment:

▶ [Appendices](#)

(Adobe PDF, 11 pages)

[PIH 2002-28 \(HA\)](#)

(Adobe PDF, 5 pages)

[PIH 2002-8 \(HA\)](#)

(Adobe PDF, 3 pages)

[PIH 2002-5 \(HA\)](#)

(Adobe PDF, 12 pages)

[PIH 2001-36 \(HA\)](#)

(Adobe PDF, 2 pages)

[PIH 2001-32 \(HA\)](#)

(Adobe PDF, 5 pages)

[PIH 2001-28 \(HA\)](#)

(Adobe PDF, 15 pages)

[PIH 2001-25 \(HA\)](#)

(Adobe PDF, 5 pages)

[PIH 2001-20 \(HA\)](#)

(Adobe PDF, 7 pages)

[Notice PIH 96-33 \(HA\)](#)

(Adobe PDF, 20 pages)

Changes in Financial Management and Reporting Requirements for Public Housing Agencies Under the New Operating Fund Rule (24 CFR 990) Supplement to HUD Handbook 7475.1 REV., CHG-1, Financial Management Handbook

This Supplement to HUD Handbook 7475.1 REV., CHG-1, Financial Management Handbook is at http://www.hud.gov/offices/pih/publications/notices/06/pih2006-33_suppl.pdf

This document describes the changes in financial management and reporting requirements for public housing agencies (PHAs) under the new Operating Fund final rule (the final rule).¹ While the audience for this document is primarily PHA financial officers, auditors, and fee-accountants, significant management decisions may be required as a result of the material contained herein. As a companion to this document, the Department has simultaneously published a Federal Register notice, Public Housing Operating Fund Program: Guidance on Implementation of Asset Management, dated September 6, 2006, notifying the public of the significant changes contained herein.

This document does not attempt to address or explain the totality of financial reporting requirements for PHAs. PHAs should use this document in conjunction with current Departmental guidance, including the PIH Low-Rent Technical Accounting Guidebook (7510.1 G, dated May 7, 1996), the Financial Management Handbook (7475.1 REV. CHG-1, dated March 9, 1989), and any guidance and reporting requirements as established through applicable law, regulation and notice. The Department anticipates re-issuing the Financial Management Handbook and related documents to include the changes contained in this document.

The information and instructions found in this document are considered program requirements. Related background information, including all documents referenced in this supplement, as well as information on 2007 operating subsidy calculations, can be found on the Department's asset management web-site at:

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

The material in this document is applicable to all PHAs and Resident Management Corporations (RMCs)² that operate public housing, regardless of size. However, PHAs with fewer than 250 public housing units, if they do not convert to asset management, are less affected by the changes

described in this document. Chapter 9 addresses the implications for small PHAs. These changes will affect both the financial management and reporting of Operating Fund and Capital Fund Programs as a result of asset management.

GENERAL OVERVIEW

Under the current reporting model, PHAs submit annual financial statements to HUD's Real Estate Assessment Center (REAC) in electronic format utilizing a HUD-prescribed Financial Data Schedule (FDS) (OMB Approval Number 2535-0107) through a web-based system known as the financial Assessment Sub-system for Public Housing (FASS-PH). The FDS includes the balance sheet along with the revenue and expense activity of each program or activity of the PHA. This FDS must be prepared in accordance with Generally Accepted Accounting Principles (GAAP). The final rule requires all PHAs with 250 or more units to convert to asset management, necessitating a new financial reporting model. Under § 990.280 of the final rule, PHAs must: *"... develop and maintain a system of budgeting and accounting for each project in a manner that allows for analysis of the actual revenues and expenses associated with each property."*

The final rule further states that such information include all data needed to complete a project-based financial statement in accordance with GAAP, including revenues, expenses, assets, liabilities, and equity. Moreover, the final rule applies to all programs that support projects under an Annual Contributions Contract (ACC) applicable to low-income public housing, e.g., **the Operating Fund Program, the Capital Fund Program**, etc. (For any PHA not using the July 1995 version of the ACC, the Department strongly encourages those PHAs to replace their current ACC with this version.) Additionally, the regulation requires PHAs to replace almost all previous cost allocations with a system of fees.

This and more are covered in this supplement.

Keeping Up with REAC

Q&As are from REAC News website:

<http://www.hud.gov/offices/react/products/phasnews.cfm>

Posted 3/15/2007

Q: Will the upcoming REAC PASS physical inspections will be conducted based on a PHA's

Annual Contribution Contracts (ACC) developments (also referred to as PIC developments) or based on the Asset Management Projects (AMPs) that PHAs have designated for purposes of Asset Management.

A: REAC PASS physical inspections will be conducted according to ACC developments for all PHAs with fiscal years ending on or before March 31, 2008.

For all of these physical inspections, PHAs that have already begun, or are in the process of beginning, to manage their properties according to AMPs, must provide the inspector with the most recent rent roll showing all occupied and unoccupied units on the basis of each ACC development as well as the configuration for each such development (the buildings, site, common areas, etc.) before the PHA established the AMP configurations.

Beginning with PHA fiscal years ending on June 30, 2008, and after, REAC PASS will conduct inspections on the basis of a PHA AMPs.

Customer Satisfaction Survey

PIH-REAC's Customer Satisfaction Survey promotes resident participation by use of a random sample survey process which measures the level of tenant satisfaction with their housing conditions.

**June 05, 2007 RASS Update:
Attention All 12/31/06, 3/31/07, 6/30/07 and 9/30/07 PHAs:**

- The RASS score has not yet been determined due to the fact that contract negotiations have significantly delayed the Survey Administration process. This delay will impact all PHAs with **12/31/2006** through and including **09/30/2007** fiscal year ends.
- Once the surveys have been administered, the Business Calendar will also reflect when your RASS survey scores will be available and when a Follow-Up Plan, if required, will be due.

More details and deadlines are indicated in the [Business Calendar](#).



ENERGY STAR has become the trusted national symbol for energy efficiency. ENERGY STAR labeled products must meet strict energy efficiency criteria set by the U.S. Department of Energy (DOE) and the

U.S. Environmental Protection Agency (EPA). Because they use less energy, these products reduce energy costs and help protect the environment by causing fewer harmful emissions from power plants.

EPA reports that by using ENERGY STAR labeled products, households can reduce their energy use and save up to 30 percent, or \$450 annually on average, on their utility bills (currently averaging around \$1,500 per year).

In recent years, the cost differential between ENERGY STAR labeled appliances and less energy efficient appliances has significantly decreased. The simple payback period or time needed to recoup the added cost for ENERGY STAR appliances from energy savings is now less than 5 years for most products. And because these products are more reliable and durable than other appliances, from a life cycle perspective the purchase of ENERGY STAR products can be very cost effective and increase in value as energy and labor costs increase.

The Efficiency of ENERGY STAR Products

✚ *ENERGY STAR qualified **refrigerator** models use at least 15% less energy than required by current federal standards and 40% less energy than the conventional models sold in 2001.*

✚ *ENERGY STAR compact **fluorescent bulbs** use 70% less energy than "old-fashioned" incandescent bulbs and they often last 10 times longer. If you replace an existing 60-watt incandescent bulb with a 15-watt compact fluorescent, you will save \$33 in energy costs for just that bulb over its lifetime.*

✚ *ENERGY STAR rated **clothes washers** use 50% less energy than conventional washers. They also use less water per load and one-third less detergent. Compared to a model manufactured before 1994, an ENERGY STAR qualified clothes washer can save up to \$110 per year on your utility bills.*

✚ *ENERGY STAR qualified **central air conditioners** have a higher seasonal efficiency rating (SEER) than standard models, which makes them about 25% more efficient and will reduce cooling bills by 20%.*

✚ *ENERGY STAR qualified **furnaces** have an annual fuel utilization efficiency (AFUE) rating of 90% or greater, making them about 15% more efficient than standard models.*

ENERGY STAR Bulk Purchasing

(Internet address: www.quantityquotes.net)

To mitigate remaining costs differences and assist affordable housing sponsors gain access to the widest possible range of ENERGY STAR products, DOE and the **U.S. Department of Housing and Urban Development** (HUD) have collaborated on the development of a web-based tool to simplify the process for obtaining ENERGY STAR product price information and, if desired, initiating purchases of ENERGY STAR products.

The ENERGY STAR Bulk Purchasing Tool provides affordable housing sponsors with on-line access to manufacturers and suppliers of ENERGY STAR products. The manufacturers and suppliers participating in this initiative recognize the potential market for ENERGY STAR within the affordable housing sector and pursuant to agreements with DOE participating manufacturers and suppliers of ENERGY STAR products have agreed to offer bulk purchase pricing. Moreover because the number of participating manufacturers and suppliers of ENERGY STAR products is not restricted, the quotes provided will be competitive.

In short, the ENERGY STAR Bulk Purchasing Tool offers public housing authorities, affordable housing sponsors, and other public and community-based organizations with a one-stop site to access a broad possible menu of ENERGY STAR products and equipment at competitive bulk purchase pricing. Use of the web-based on-line program does not require special software; only access to the internet.

The web site is user-friendly and easy to navigate. For a simple set of instructions on how to use the ENERGY STAR Bulk Purchasing Tool send an e-mail request to Wayne Waite, Regional Energy Representative, at [Wayne W. Waite@hud.gov](mailto:Wayne.W.Waite@hud.gov).

SMOKE DETECTOR

By Baljit Khosa,
General Engineer,
HUD-Public Housing



What is a Smoke Detector

Smoke Detector is a fire precautionary device installed in the residential properties for protection of the residents. It alerts residents of impending danger of fire eruption when density of smoke in the air reaches a hazardous level. It tends to emit a shrill of sound louder than human ears can tolerate indicating a fire hazard.

Mechanics of Device

Smoke detectors consist of a sensing chamber, alarm sounding device and a means of electric power transmission. There are two types of residential smoke detectors: ionization and photoelectric

Ionization: The ionization smoke detector uses a radioactive source (typically Americium-241, an alpha emitting radionuclide) to ionize the air within the sensing chamber. The ionization of air by the radioactive particle causes a very small flow of electrical current. When smoke from a fire enters the chamber, its presence causes a reduction in the current's flow. The electronic circuitry senses a reduced flow and triggers the alarm horn.

Photoelectric: Photoelectric smoke detectors use a principle of scattered or reflected light to indicate the presence of visual smoke. They work much like the automatic eyes used to open doors. When there's no smoke, the chamber is dark. The light shines across the chamber and is received in a light trap on the far side. When smoke is present in the chamber, a photocell located at right angles to the light source senses the light scattered off the smoke particles and, at a certain level of illumination, triggers the alarm horn.

Both detectors sense the presence of smoke. The photoelectric detector senses the large, visible smoke particles. The ion chamber detector senses the small, invisible particles.

Necessity

The report on the study of smoke detectors published by David E. Baker and Paul Adams of the University of Missouri-Columbia, Columbia,

Missouri, revealed that residential fires have become a significant problem throughout the United States. The National Fire Protection Agency (NFPA) estimates that residential fires in the United States kill 4000 – 5,000 persons annually, and resulted in injury to 20,000 more. In order to protect the loss of life and property recognized the necessity for installation of smoke detector in every residential and auxiliary property.

HUD Requirements

In an effort to maximize the safety of residents, public housing agency (PHA) staff and fire rescue personnel, particularly in high-rise buildings, it is imperative that all PHAs and Section 8 owners comply with the provisions of the Fire Administration Authorization Act of 1992. In September 1995, the Department issued Guide for the Implementation of PL 102-522 for Fire Alarm and Automatic Sprinkler Installations. The publication addresses three provisions of the Act affecting HUD-assisted housing:

- (1) four-story or higher multifamily buildings that are newly constructed after October 26, 1992, and for which: (i) housing assistance is used for the construction or (ii) a binding commitment is made, before construction begins, to provide housing assistance for the newly constructed property must be protected with an automatic sprinkler and hard-wired smoke detectors both of which must be installed in accordance with NFPA requirements;
- (2) rebuilt, four-story or higher multifamily buildings that are built after October 1, 1994, and for which housing assistance is used to (i) rebuild the property or (ii) a binding commitment is made before rebuilding begins, to provide housing assistance for the rebuilt property must be in compliance with Chapter 19 of NFPA 101, the "Life Safety Code" which includes requirements such as hard-wired smoke detectors etc. and
- (3) **all** other dwelling units receiving housing assistance must be protected by hard-wired or battery-operated smoke detectors installed in compliance with NFPA 72.

Where battery-operated smoke detectors are permitted, the removal of batteries from smoke detectors by residents is a serious problem which

should to the extent authorized under the lease, be considered a lease violation and appropriate action taken on a case by case basis. Due to extensive problems with residents removing batteries, consideration should be given to replace battery-operated smoke detectors in existing units with hard-wired detectors (with battery back-up) whenever possible – for example, when other wiring upgrades occur in a unit(s) or if wall finishes are being replaced in unit(s).

Conclusion

PHAs need to make sure that there is one working smoke detectors on each floor used for living. In case of fire resulting into bodily injury, death and loss of personal property, the responsibility lies on the PHAs. PHAs could face lawsuits and end up paying huge sums of money in compensatory damages. Ask resident boards and property managers to educate residents to advise them not to remove battery from the battery-operated smoke detectors, which poses danger to their lives and property.

1. Residential Fire Detection: This document is GO1907, published by the University Extension, University of Missouri-Columbia, Columbia, MO65211. Publication dated: October 1993.

2. Code of Federal Regulations 24 CFR Part 965 and HUD Directives.

GET THE LEAD OUT!

By Baljit Khosa,
General Engineer,
HUD-Public Housing



LEAD-BASED PAINT REQUIREMENTS

Lead-Based Paint

It means paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square centimeter or 0.5 percent by weight.

Target Housing

Housing conducted prior to 1978, except housing:

- Efficiency (zero bedroom) and single-room occupancy units;
- Dwelling units designated for elderly or persons with disabilities (unless a child under six occupies, or is expected to occupy the unit);

- Housing for which a paint inspection was completed in accordance with the current regulations, and was certified to be free of lead; or
- Housing in which all LBP was identified and abated, and which passed clearance testing, in accordance with the current regulations.

Notice and Pamphlet and Hazard Reduction Activities

In cases where evaluation or hazard reduction is undertaken, each public housing agency (PHA) shall provide a notice to residents in accordance with HUD regulations at 24 CFR 35.125.

Lead Hazard Information Pamphlet

The PHA shall provide the lead hazard information pamphlet in accordance with HUD regulations at 24 CFR 35.130.

PHAs Focus of Current Efforts

With your support HUD's lead hazard control program has made great strides in addressing the amount of lead in children's blood. But we haven't won the war yet. So this is a reminder to all our Housing Authorities of your responsibility to comply with 24 CFR §35, Lead-Based Paint Poisoning Prevention in Certain Residential Structures, as it pertains to both the Housing Choice Voucher Program and the Low Rent Program. We also wish to remind you that all PHAs need to submit data related to environmental intervention blood lead level (EIBLL) cases.

The regulations that govern the lead-based paint poisoning prevention program in Low Rent and Section 8 Housing Choice Voucher housing can be found at 24 CFR §35, subparts A, B, H, L, M and R. Please remember that these regulations apply to "target housing", i.e., housing that was constructed prior to January 1, 1978 and is occupied or will be occupied by a family with one or more children under six years of age and is not specifically exempted from the regulations. Exempted housings are as noted above.

Reporting Requirements for Instances in Case of Child has EIBLL

Within 15 days after being notified by a public health department or other medical health care

provider that a child of less than 6 years of age living in public housing development has been identified as having an environmental intervention blood lead level the PHA shall complete risk assessment of the dwelling units in which the child lived at the time the blood was last sampled and of common areas serving the dwelling unit.

Within 30 days after receiving the report of risk assessment conducted as stated above or the evaluation from the public health department, the PHA shall complete the reduction of the lead-based paint hazard identified in the risk assessment. Housing authorities are required to notify the child identified as having an EIBLL to the public health department within 5 working days of being so notified by any other medical health care professional. The PHA shall also report each known case of child with an EIBLL to the Field Office (FO). The FO may request a copy of the risk assessment and clearance report of the lead-based paint hazard abatement.

Conclusion

In an effort to prevent costly litigations, the PHAs should undertake lead-based paint abatement during modernization of properties. In the interim PHA should undertake measures designed to reduce temporarily human exposure to lead-based paint hazards. Interim controls include, but are not limited to, repairs, painting, temporary containment, specialized cleaning, clearance, on-going lead-based paint maintenance activities, and the establishment and operation of management and resident education program.

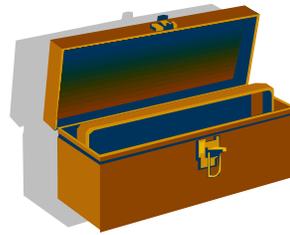
HEALTHY HOMES – Living well



Home safety tip: Choking is a serious hazard to children. Keep window treatment cords and sashes tied and stored up high overhead; purchase new mini-blinds that meet safety standards. Blinds and curtains made many years

ago have string loops which should be cut to avoid strangling. Keep all plastic bags away from children.

Visit the [Office of Healthy Homes and Lead Hazard Control's website and read the publication, "Help Yourself to a Healthy Home,"](#) for more information!



Our gift to you.

A HUD Public Housing toolbox!

This is truly an amazing HUD product. Everyone can use it. What ever your program needs are, it will do the job with accuracy and give reliable results. Good for sharpening up your HUD program knowledge. There is only one, just one, tool in this box. But it is a very powerful tool! It is guaranteed and warranted for the life of Public Housing and HUD! Yes, directions are included in English and Spanish.

Click here  and enjoy!

<http://www.hud.gov/progdesc/pihindx.cfm>

EIV is back up!

June 27, 2007. The EIV utilities that produce printer-friendly versions of the income report detail and new hires detail reports have been removed because they were not functioning properly. Because the utilities are no longer in the system, anyone clicking on the still-existing link to those printer-friendly pages will get a pop-up window with a type 404 system error message. If that happens, users should close the window. Please print the reports using browser print commands. We apologize for the inconvenience. We plan to deploy fixed versions of the printer utilities with the November release of EIV 8.0, if not sooner.

David Sandler, PMP
IT Project Manager
Enterprise Income Verification (EIV) system
202-475-8941

Disability Rights and Resources

<http://www.hud.gov/offices/fheo/disabilities/>

Questions answered here on the housing rights of people with disabilities and the responsibilities of housing providers and building and design professionals under federal law.

PIC Page

How to get help!

(Editor: Below is information contained on the PIC website.

I hope it will help you to use PIC more confidently and efficiently.)



For **PIC User support** please contact [PIH-REAC's Technical Assistance Center \(TAC\)](#). Hours of operation are Monday to Friday, 7:00AM to 8:30PM Eastern Standard Time.

Contact Details:

TAC toll-free line: (888) 245-4860

TAC Fax Number: (202) 485-0288

TAC Email Address: REAC_TAC@hud.gov

Mailing Address:

Office of Public and Indian Housing
Real Estate Assessment Center
Technical Assistance Center (TAC)
550 12th Street, SW, Suite 100
Washington, DC 20410

Homeownership

By Carroll Lorbett, Sec 8 Voucher Choice Homeownership Coordinator

Recently we have read about the sub prime lending troubles: defaults rates skyrocketing and mortgages companies suffering major reversals. In an informal survey of Region IX Homeownership Coordinators, I found that this is not the case. Recently, I spoke with **Maria Gonzales** of the Vallejo Housing Authority (VHA) and her experience has been positive. It is apparent from her comments that the VHA manages its program with prudence and great care. Here are excerpts of our conversation.

"Even though the default rate is reported to be high in Solano County, this does not include our Housing Choice Voucher Homeownership participants. Not only do we work closely with our clients to prepare them for homeownership and meeting all of HUD's requirements, we partner with the local Neighborworks agency, and the Vallejo Neighborhood Housing Services (VNHS) to provide the Home Buyer education and credit counseling. VNHS works with the client until all their derogatory credit issues have been settled or paid before they are prequalified for a loan. We stress the importance of maintaining low monthly debts.

The lenders we partner with are also very conservative with the loans they have to offer. None of the agencies involved allow interest only, variable rate, or balloon payments.

We also help our Section 8 Homeownership participants through the Home Buying process. We require that they work with a Realtor. We also work closely with realtors and title companies to ensure that they understand the Section 8 program requirements.

After the client purchases the home, we offer support to the Homeowner any time they have questions or just need to talk. As of yet, we have not had to require that anyone of our homeowners attend formal post-purchase counseling. However, it is available to them."

Please note:

Before calling the TAC please be logged into your computer, have your PHA code, FYE, and if applicable, your User ID, multifamily TIN and FHA Number.

By choosing Option 2, the TAC Technician is prepared to answer all webpage, registration, password resets, system administration, activation key code and server inquiries. Using the WASS Request Form the PHA Coordinator is able to fax in change requests, such as: downgrading or upgrading User IDs or reattaching properties. The request must be on PHA letterhead signed by the Executive Director.

By choosing Option 6, the TAC Technician will be able to handle all inquiries concerning the PIC system modules and error messages. TAC support does not pre-empt or supersede the relationship you have already established with your PIC Coach. TAC support is designed to augment or assist only in those areas where your PIC Coach does not give support.

PIC DATA

Please check out the Homeownership website: <http://www.hud.gov/offices/pih/programs/hcv/homeownership/index.cfm>

You will find a lot of very useful information. Under **What's new** are the following:

[HCV Homeownership Program will be offering training](#)
[Homeownership Tax Deductibility Mortgage Letter 2005-32](#) - Underwriting Section 8 Homeownership Vouchers - Updated Instructions

Please note that a list of participating PHA's that have reported one or more homeownership voucher home purchases to HUD is included on this page. The list indicates the number of homeownership voucher purchases assisted by each PHA. [MS-Excel file.](#)

Homeownership Coordinators

Please review this file for accuracy. The data in some instances does not appear to be consistent with previous PIC reports.

2007 Notices

Below is a list of PIH notices which provide guidance, extensions, instructions, clarifications, announcements and other policy information.

Notice	Issued/Expires	Purpose
PIH 2007-18	Issued: June 26, 2007 Expires: June 30, 2008	This Notice extends Notice PIH 2006-26 , same subject, which will expire on June 30, 2007, for another year until June 30, 2008. Notice PIH-2006-26 extended PIH 2005-24, which revised 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 [...]
PIH 2007-17	Issued: June 21, 2007 Expires: June 30, 2008	This Notice informs DVP administering public housing agencies (PHAs) that the DVP has been extended beyond its previous sunset date of September 30, 2007. In addition, the time period for the waiver of the normally applicable voucher program tenant rent contribution requirements for DVP families has been changed. The waiver of the tenant's rent contribution now applies to all DVP families until December 31, 2007.
PIH 2007-16	Issued: June 18, 2007 Expires: July 31, 2008	This notice provides information for public housing agencies (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 regulations (24 CFR part 990), commonly referred to as the "stop-loss" provision. This notice applies only to PHAs that: (1) lose funding under the new formula; and (2) wish to submit documentation in accordance with the requirements for Year 1 and Year 2. [...]
PIH 2007-15 (HA)	Issued: June 20, 2007 Expires: June 30, 2008	The U.S. Department of Housing and Urban Development (Department) has encouraged the formation of new and innovative public and private partnerships to ensure long-term sustainability of public housing developments and the leveraging of public and private resources to transform communities. Public Housing Agencies (PHAs) continue to form and expand their relationships with private partners, including partnerships with entities related to the PHA. [...]
PIH 2007-14 (HA)	Issued: June 18, 2007 Expires: June 30, 2008	This Notice implements the Housing Choice Voucher (HCV) program funding provisions resulting from enactment of the Revised Continuing Appropriations Resolution, 2007 (Revised CR 2007) (Public Law 110-5), on February 15, 2007 and the U.S. Troop Readiness, Veterans' Care, Katrina Recovery, and Iraq Accountability Appropriations Act, 2007 (hereinafter referred to as the Supplemental 2007) (Public Law 110-28) on May 25, 2007. [...]
PIH 2007-13 (HA)	Issued: June 15, 2007 Expires: June 30, 2008	The purpose of this Notice is to advise executive directors of PHAs that the Department is requiring them (or an authorized subordinate staff person) to certify to the accuracy of the data PHAs have submitted to HUD in the Public Housing Information Center (PIC) system that the Department will use to calculate the formula for allocating Capital Fund grants in Federal Fiscal Year 2007. In addition this Notice advises executive directors of the opportunity to review and request adjustment of select 1999 data that the Department also uses to calculate the Capital Fund formula.
PIH 2007-12 (HA)	Issued: May 24, 2007 Expires: May 31, 2008	The purpose of this Notice is to inform public housing agencies (PHAs) and Tribally Designated Housing Entities (TDHEs) to reference materials on Integrated Pest Management (IPM) located in Maintenance Guidebook Seven: Termite, Insect and Rodent Control and reference material located at paragraph 7 of this notice. PHAs and TDHEs (HAS) may choose to share this information with families and property owners participating in their programs.
PIH 2007-10 (HA)	Issued: April 30, 2007 Expires: April 30, 2008	The purpose of this notice is to describe the funding process for providing housing choice vouchers ("vouchers") in connection with the demolition or disposition of occupied public housing units. This notice applies to PHAs seeking vouchers for relocation or replacement housing related to demolition or disposition (including HOPE VI), and plans for removal (required and voluntary conversion under section 33 of the U.S. Housing Act of 1937, as amended, and mandatory conversion under section 202 of the Omnibus Consolidated Rescissions and Appropriations Act of 1996) of public housing units.
PIH 2007-9 (HA)	Issued: April 10, 2007 Expires:	This notice transmits changes in financial management and

<p>▶ Related attachment</p> <p>▶ Comments</p>	April 30, 2008	<p>reporting for public housing agencies (PHAs) pursuant to the Revisions to the Public Housing Operating Fund Program, Final Rule, published in the Federal Register on September 19, 2005 (79 FR 54983)[...]</p>
<p>PIH 2007-8 (HA)</p>	Issued: March 22, 2007 Expires: March 31, 2008	<p>Extension - Notice PIH 2006-15 (HA), Single Audit Act (A-133) Independent Auditor Report Submission for Public Housing Agencies (PHAs). This notice extends Notice PIH 2006-15, same subject, which will expire on March 31, 2007, for another year until March 31, 2008. 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>PIH 2007-7</p>	Issued: March 13, 2007 Expires: March 31, 2008	<p>This notice provides guidance to public housing agencies (PHAs) and field offices on the grounds for appeals and the procedures for submitting appeals under the final rule.</p>
<p>PIH 2007-6 (HA)</p>	Issued: March 7, 2007 Expires: March 31, 2008	<p>The purpose of this Notice is to clarify the circumstances under which HUD will consider a voluntary transfer of budget authority and corresponding baseline units for the HCV program (including PBVs and PBCs) from the divesting PHA's Consolidated Annual Contributions Contract (CACC) to the receiving PHA/s' CACC. It also explains the process and procedures associated with such a transfer. Sections 3 through 12 address the HCV program. Special provisions for transfers of PBVs and PBCs are addressed in separate sections of this notice.</p>
<p>PIH 2007-5 (HA)</p> <p>▶ Related attachment</p>	Issued: Feb. 16, 2007 Expires: Feb. 28, 2008	<p>This notice transmits a revised Housing Assistance Payments Contract (HAP Contract, form HUD 52641) and a revised Tenancy Addendum (form HUD 52641A). These forms have been revised to reflect the statutory requirements of the Violence Against Women and Justice Department Reauthorization Act of 2005 (VAWA 2005) that are related to housing choice voucher program HAP contracts and leases. These forms are available through HUDCLIPS (www.hudclips.org). [...]</p>
<p>PIH 2007-4 (HA)</p>	Issued: Feb. 4, 2007 Expires: Feb. 28, 2008	<p>This Notice extends HUD Notice PIH 2006-12, same subject, which will expire on February 28, 2007, for another year until February 28, 2008, with the exception of any guidance that has been superceded by subsequent HUD Notices related to the DVP.[...]</p>
<p>PIH 2007-3 (HA)</p>	Issued: Jan. 23, 2007 Expires: Jan. 31, 2008	<p>HUD has aggressively worked to provide displaced families housing stability during the period of displacement through the payment of Katrina Disaster Housing Assistance Program (KDHAP) and Disaster Voucher Program (DVP) rental subsidies. As pre-disaster HUD-assisted housing units damaged by Hurricanes Katrina and Rita come back on-line, the Department remains fully committed to providing displaced families the opportunity to reoccupy their pre-disaster HUD-assisted housing. [...]</p>
<p>PIH 2007-1 (HA)</p>	Issued: Jan. 3, 2007 Expires: Jan. 31, 2008	<p>This Notice reinstates Notice PIH 2006-1 (HA), which expires January 31, 2007, for another year until January 31, 2008.</p>

Past PIH Notices:

[2006](#) > [2005](#) > [2004](#) > [2003](#) > [2002](#) > [2001](#) > [2000](#) > [1999](#) > [1998](#) > [1997](#) > [1996](#) > [1994-1995](#)

HUD

<http://www.hud.gov/offices/pih/publications/notices/>