

Kentucky Housing Partner



2012 Fall Issue

Louisville Multifamily Program Center

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MR HUD WELCOMES FALL!

Greetings from Mr. HUD! Mr. HUD is looking forward with anticipation to the Fall season, with cooler temperatures and participating in his favorite pastime: watching football. Sadly his favorite Manning is no longer in Indianapolis so he will have to now catch the Denver games. Go Broncos!

Letters....We have letters:

Dear Mr. HUD: Will there be a Multifamily Housing Conference in 2013? After attending the GSA conference in Las Vegas, I would like to compare which conference is better.

Signed: A Taxpayer

Dear A Taxpayer: Fear not, the Housing Conference will be held on May 14 through 16, 2013, at the Galt House Suites in Downtown Louisville, not the Strip in Las Vegas. However, our conference will not feature hot tubs, champagne or a magician. The Housing Conference will as usual feature serious discussions of housing issues, so please plan to attend! Mr. HUD looks forward to seeing you there.

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E2530 Submissions

In an effort to expedite 2530 processing, HUD now accepts signed PDF signature packages in lieu of wet signatures for e2530 submissions. Applicants may upload the duly signed PDF packages instead of mailing them. After uploading the PDF for organization changes, please send an email to the Headquarters 2530 contact posted on APPS http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/apps/appsmfhm as there is no automatic system generated notification available. For property submissions, the PM/BPM will get notification of 2530 submission package uploads.

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A Note from Social Sarah

It's that time of year again! Everything is just busy! The end of the fiscal year can get kind of crazy in the office but I still had to drop a few lines to my friends. First, I really hope everyone is getting outside

and enjoying this beautiful Fall weather we have been having. It's time for fall festivals, chili, soups, caramel apples, and a whole lot of other fall goodies.

It's also that time of year that the Housing Management Conference committee begins planning the conference. It's exciting because I get to talk to some of my friends! In other news, a theme has been decided for Housing Management Conference 2013. It will be a Mardi Gras theme! I hope everyone is as excited as I am! I better get back to my work now. I really hope everyone is doing well.

Toodles!

Social Sarah

The Central Contractor Registration (CCR) database has been integrated into a new database called System For Award Management (SAM) that can be accessed at: <https://www.sam.gov/portal/public/SAM/>.

This system is not managed by HUD, but is managed by GSA. <http://portal.hud.gov/huddoc/12-06hsqn.pdf>

Based on information from the SAM website, although all of the information in CCR was migrated to SAM, users who have had a change in business status, intend to apply for any upcoming grant/contracting opportunities, assume an existing HAP contract, and/or have not received their funds yet (i.e. new PRACS that are just now coming on-line) must still create a new account in SAM. You can, however, use the same username and password that were used in CCR. There are tip sheets on the SAM FAQ page for both creating new accounts and migrating accounts.

<http://www.sam.gov>

For extra help:

Federal Service Desk, www.fsd.gov Hours:
8am - 8pm (Eastern Time)

US Calls: 866-606-8220, International Calls: 334-206-7828 DSN: 866-606-8220

REAC NOTES

REAC Holiday Schedule

With the holidays upon us, the REAC will be requesting that no physical inspections be conducted during Thanksgiving week, the week before Christmas and

Christmas week. Those dates are **November 19-23, 2012** and **December 17, 2012 to January 1, 2013**.

REAC will remain open for business except on those designated federal holidays including Thanksgiving Day and Christmas Day.

Should you have any questions, please contact the **Technical Assistance Center (TAC)** at 1-888-245-4860.

REAC User Guide Changes

The following changes were made to the industry user guide for the April 27, 2012 release:

- Account S3600-015 was added to appendix E and appendix F.
- Account S3600-020 was renamed from Reportable Conditions Indicator to Significant Deficiencies.
- The Editing and Business rules for account 5120 were changed.
- The account definition/reporting reference for accounts 5300 and 6900 was changed.

If you would like more information regarding physical inspections, please go to the following link:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/react/products/prodpass

2530 COMMON DEFICIENCY

****This is to bring a very commonly identified deficiency to the attention of HUD Multifamily Program Participants electing to file paper 2530's.****

There is a version of form HUD 2530 (7/2009), OMB Approval No. 2502-0118 (exp 11/30/2012), in use by many HUD Multifamily participants that does not contain complete and correct certification language. The form with incomplete certification language is not the official, accepted, current version of the form. The words **“fair housing”** are missing on the incorrect version of this form.

To ensure the correct version of the form is being used, submitters/preparers should:

- Use the current and correct version of form HUD 2530 found in HUDClips http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/forms/; and
- Review the Certification Language in first un-numbered paragraph to ensure it reads, “...to be in compliance with any applicable **fair housing** and civil rights requirements...” emphasis added for this communication, and
- Review the Certification Language in numbered paragraph 6 to ensure it reads, “... to be in noncompliance with any applicable **fair housing** and civil rights requirements...” emphasis added for this communication.

HUD 2530's with incomplete certification language cannot be approved.

E2530 Submissions

The industry can upload signed 2530 submission packages (only PDF format) after sending the submission to HUD. Use the following steps to upload 2530 submission package:

- Sign the submission package, scan and save it, using the submission ID, as a PDF file on a computer.
- From the APPS Home page select Upload Signed 2530 Submission Package from the Submission Processing drop down list and click the Go button.
- Click the Browse button next to Submission ID and select the submission package file from its saved location on your computer. Click the Upload button.
- The file Upload Successful message will display.

The following changes were made to the 2530 Submission Package:

- Added a “Name” column between “Signature” and “Date” on the signature page to enter the name of the person who signs.
- Removed the check box beside each participant name on the signature page as this has no significance.
- Added a check box “Attach proof of signature authority to the signature page.”
- Added a check box “All principals who have not signed have the same previous participation record to the signature page for the applicant to check if this stipulation applies.”



Need help locating rental housing?

Check out these resources:

KHC Rental Housing Directory

http://www.kyhousing.org/uploadedFiles/Rental_Assistance/AssistedRentalHousingReport.pdf

HUD Subsidized Apt. Search

<http://www.hud.gov/apps/section8/index.cfm>

Save the Date!!!

MAY 14 - 16, 2013

Planning for the 2012 Housing Management Conference is underway!

Mark your calendars now!
Hope to see you there!!



Residual Receipts Notice H-2012-14



On August 3, 2012, the Office of Multifamily issued Notice H-2012-14, titled Use of “New Regulation” Section 8 Housing Assistance Payments (HAP) Contracts Residual Receipts to Offset Project-Based Section 8 Housing Assistance Payments. The Notice sets forth the policy and procedures for the Department’s use of new regulation Residual Receipts to offset housing assistance payments for projects subject to a new regulation Project-Based Section 8 HAP contract. It also outlines the obligations and duties of owners and the responsibilities of HUD Field staff in processing and monitoring the use of Residual Receipts.

This Notice applies to all projects that are subject to a new regulation Project-Based Section 8 HAP contract including New Construction/Substantial Rehabilitation projects and 202 Direct Loans. It does not apply to Section 202 and Section 811 PRACs or PACs.

Owners will be allowed to retain \$250 per unit in the Residual Receipts account to use for project purposes. HUD will approve requests for release(s) from this account in accordance with HUD Handbook 4350.1. For new regulation projects, Residual Receipts may be used to fund a Service Coordinator program with HUD approval, and the \$250 per unit is net of the Service Coordinator funds.

The Notice explains how to list the offset on your voucher(s) to the Contract Administrator, Kentucky Housing Corporation, and will be effective with vouchers submitted 60 days after issuance of this Notice.

See the full Notice on HUDclips at: http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/notices/hsg



(MR. HUD.....CONTINUED FROM PAGE 1)

Signed: A Non-Profit Owner

Dear Mr. HUD: Did I see you at the University of Louisville/University of Kentucky football game?
Signed: A Fan

Dear A Non-Profit Owner: In accordance with Notice H-2012-14, all “New Regulation” Section 8 HAP contract payments will be offset with any Residual Receipts balance above a \$250 per unit threshold. So get that form HUD-9250, *Funds Authorizations for Use of Reserve for Replacement or Residual Receipts*, to the HUD Field Office to offset the monthly HAP payment. Mr. HUD appreciates the effort!

Dear A Fan: Yes you did see me there as I always support my favorite school’s team, and of course, Peyton Manning.

Dear Mr. HUD: Why do I have to surrender my property’s Residual Receipts to HUD?

Submitted by Mr. HUD

Service Coordinator Notes

It's reporting time again! Semi-Annual Performance Reports (HUD-92456) are due on October 30, 2012. These reports need to be completed by the Service Coordinator and mailed to the Louisville HUD office. Each Service Coordinator in Multifamily Housing grantee recipient must account for the funds received and disbursed by submitting the Standard Form 425 (SF-425). Both reports are to cover the reporting period of April 1, 2012 through September 30, 2012. The forms can be obtained from www.hud.gov or at www.forms.gov. Instructions are included with the forms. However, if you have any questions about completion, contact Donna Dudgeon at 502-618-8117. Please note that budget-based service coordinator programs are not required to complete the SF-425. Regardless of the funding source, all Service Coordinators need to complete the HUD-92456 form.

izing the grant extensions for the fiscal year 2012. All requested extensions have been funded and the HUD-1044s are being routed for signatures. As a general reminder, a request for extension funds is due 120 days prior to grant expiration. Failure to submit the request within the timeframe may result in funds not being awarded in a timely manner.

Service Coordination and the Housing Management Conference

We are also in the planning stages for the 2013 Housing Management Conference. If you have any topics you would like to see presented during the Service Coordinator Track, please contact Sarah Andino at 502-618-8102 or via e-mail at Sarah.N.Andino@hud.gov.



We have been busy final-

The Kentucky Association of Service Coordinators (KASC) began in 2004 with a mission to promote and enhance the profession of Service Coordination. As Service Coordinators, we assist elderly individuals, persons with disabilities and families living in federally-assisted housing obtain supportive services from community agencies so that they can remain independent and in their homes. Service Coordinators empower residents to help themselves by connecting the residents to community resources. KASC membership is open to anyone interested in Service Coordination. KASC meets quarterly, throughout the state, to obtain updates from its various committees: Career Development, Advocacy and Research, Membership, and Development. KASC will hold its quarterly meeting on Thursday, November 15, 2012, in Hopkinsville, Kentucky. Cindy Johnson, BSW from Clarksville Behavioral HealthCare Center will be speaking on mental health and behavioral problems in older adults. For more information on the meeting, please contact John Barrow at 502-772-1400.

Have You Visited Our New Kentucky Customer Service Page Yet?

HUD's Kentucky website at www.hud.gov/kentucky is now offering its customers a one-stop-shop for frequently requested information about HUD-funded programs and government services. From the front page, the first topic in the "I Want To" section is "Get Help for Me/Customer Service," which will guide you to the new [Kentucky Customer Service Page](#). There customers will find the office hours, most frequently requested web pages, telephone numbers for the agency, the HUD's regional Customer Service Plan, and a link to provide feedback on improving customer service. Try it out today and let your customers know about it. If you have any feedback on making it more customer-friendly, let Debbie Knight, HUD Kentucky Web Coordinator, know at Deborah.L.Knight@hud.gov.

The screenshot shows the HUD.gov website interface. At the top, it displays the date "THURSDAY, SEPTEMBER 27, 2012" and the HUD logo. The main header includes "HUD.GOV U.S. Department of Housing and Urban Development" and "Secretary Shaun Donovan". A navigation menu lists various sections like HOME, PRESS ROOM, HOMEOWNER HELP, STATE INFO, PROGRAM OFFICES, TOPIC AREAS, ABOUT HUD, RESOURCES, and CONTACT US. The current page is titled "HUD In Kentucky" and features a large image of a woman in a headset. Below this, there are several sections: "I Want to" with a list of links, "Featured Local News" with recent announcements, "Ginnie Mae" with a "LEARN MORE" button, and "Open Government Initiative" with an "OPEN GOV HUD.GOV/Open LEARN MORE" button.

Changes in Certain Multifamily Housing and Health Care Facility Mortgage Insurance Premiums for Fiscal Year (FY) 2013

As part of the President's FY-2013 budget, HUD proposed an increase in the mortgage insurance premiums (MIP) for market rate FHA Multifamily and Healthcare programs. This is the first increase for these programs in 10 years. In May 2012, HUD published a notice for comment which outlined the premium increases. The final notice was published in August 2012.

These changes will be effective and apply to any Firm Commitments issued or reissued after October 1, 2012. The premium change only affects market rate transactions. These changes will not apply to loans combined with Low Income Housing Tax Credits, other affordable housing loans for HUD-assisted properties, or loans insured under FHA's Risk Sharing programs. "Other affordable housing loans for HUD-assisted properties" include those for properties with an active project-based Section 8 contract covering any of its units.

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Update Existing Buildings to Improve Energy Performance

Before you put money into what could be a major investment it is important to first determine a plan and follow a sequence of activities in order to determine the best options to reduce energy consumption.



Audit the performance of the building's water systems as well; since leaking and inefficient systems not only waste water, they also use energy by needlessly running pumps and other electrical equipment.

First, determine if your existing systems are operating at optimum levels BEFORE replacing them. This can be accomplished by performing an energy audit. Sometimes, considerable savings in utility costs can be gained by evaluating the performance of the building envelope and existing systems: leaks, clogged/dirty filters, stuck dampers, disabled sensors, faulty or incorrect wiring, or even lack of knowledge on how to properly operate and maintain equipment can all contribute to inefficiencies and increased costs.



Then review utility bills from the last two years to determine if consumption (not cost) has risen.

Next, determine air tightness of the building envelope by looking for leaky windows, gaps around vents and pipe penetrations, and moisture intrusion. Upgrading heating and air-conditioning systems without addressing problems with the building envelope will result in less than optimum performance of those systems.

Once the building has been sealed for air leaks, look to start replacing systems to better your energy efficiency.

Check out all the New Housing Notices at:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/notices/hsg

Stay Updated!

Changes in Certain Multifamily Housing and Health Care Facility Mortgage Insurance Premiums for Fiscal Year (FY) 2013

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For more detailed information of the changes, visit the Federal Register publication at: <http://www.gpo.gov/fdsys/pkg/FR-2012-04-10/pdf/2012-8570.pdf>. Feel free to contact your local HUD office with any questions. Call Katherine Calloway at (502) 618-8109 or Heather Hairgrove at (502) 618-8147.



US Department of Housing and Urban Development

Telephone: (502) 582-5251

FAX: (502) 582-6547

Hearing Impaired Number (800) 648-6056

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<http://portal.hud.gov/portal/page/portal/HUD/subscribe/localmailinglist#ky>

Or e-mail your contact
 information to
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