



Northwest Notes Newsletter

FY 2013, Quarter 2

April 1, 2013

The Director's Corner

Rental Assistance Demonstration (RAD) is a central part of the Department's rental housing preservation strategy, which works to preserve the nation's stock of deeply affordable rental housing, promote efficiency within and among HUD programs, and build strong, stable communities. RAD allows proven financing tools to be applied to at-risk public and assisted housing and has two components:

1st Component - Allows Public Housing and Moderate Rehabilitation (Mod Rehab) properties to convert, under a competition limited to 60,000 units, to long-term Section 8 rental assistance contracts.

2nd Component - Allows Rent Supplement (Rent Supp), Rental Assistance Payment (RAP), and Mod Rehab properties to convert tenant-based vouchers issued upon contract expiration or termination to project-based vouchers.

HUD began accepting conversion requests under the 2nd Component in March of 2012 and accepting applications under the 1st Component in September of 2012. In the initial 30-day RAD application window for public housing properties, awardees proposed to generate over \$650 million in private debt and equity investments to reduce the capital needs backlog in their properties, preserve over 12,000 public housing units, and support 9,000 local jobs in communities nationwide—all without any additional government funding.



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Harlan Stewart, Director
Office of Public Housing
Seattle

Joy McCray, Program Center Coordinator
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Portland

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Tacoma Housing Authority Uses MTW Authority to Try Something New: The Housing Opportunity Program (HOP) by Joshua Crites

Tacoma Housing Authority (THA) has recently received Moving to Work (MTW) HUD approval for its new Housing Opportunity Program (HOP). HOP is a service-enriched subsidy program that replaced the tenant-based voucher program for all new admissions on January 1, 2013. The program differs from the traditional voucher program in the following ways:

- The subsidy is set at 50% of THA's payment standard
- 5-year time limit for all work able households
- More services aimed at increasing households self-sufficiency
- HOP subsidy briefings for new admissions will be a joint meeting between their Rental Assistance Department and the Community Services Department
- No utility allowances
- No Interim Certifications due to income change

These changes are a departure from the program that had no time limit on assistance. THA has made these changes for several important reasons:

1. It is allowing THA to serve more families. THA will keep track of the number of households served. THA anticipates serving an additional 20-30 households per year on top of replacing all of the households that leave through attrition. The is possible because the fixed subsidy is a shallower subsidy compared to the average HAP THA paid under the traditional program.

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THA tries something new

2. The new time limit will allow an equitable redistribution of assistance to new families. There are waitlists all across the country that are 5-to-10 years long. Once households start timing out of the program, THA will be able to serve even more new households each year. THA counted the number of families served before we started this program and will continue to measure families served over time.
3. This change provides additional motivation to succeed. Families will know from the beginning that there is a set amount of time they will receive assistance, and can make plans accordingly.
4. This will also remove the incentive to hide income. The income-based model serves as a disincentive for households to be truthful about their income. An increase in income that would normally increase rents will now be retained by the household and can be saved or spent as needed. THA will still have income limits in place.
5. The new rent model will be less administratively burdensome for staff. There will be no need for complex rent calculations that have deductions, exclusions, and utility allowances. THA will no longer need to process countless interims for income changes.

THA believes that this new program will prove to be more motivational for our families. All households will know at admission what the amount of subsidy will be and they can make decisions on housing based on what is best for their family. Each household will be able to work on increasing earned income and have the benefit of retaining that increase in earnings during their 5 years on the program. THA has also listened to the voices of those on our waitlist in this process. THA held over 20 open forum public meetings on this topic. THA also invited 8 randomly selected families from the waitlist to discuss the benefits and trade-offs of this program. The feedback from the families on the waitlist was that the trade-off of a 5 year limit on the program for a shorter period of time on the waitlist was worth it. THA hopes that this program and other similar programs being operated by MTW agencies will provide a successful alternative to the current housing programs being operated across the country.

Is Your PHA Denying Ports?? By Daniel Esterling

Region 10 field offices have recently been receiving an increased volume of telephone calls from HCV participants regarding portability denials. PHAs are reminded to review and follow the latest PIH notice on portability requirements, PIH Notice 2012-42. PHAs that are denying port requests to move to higher costs areas based on “Insufficient Funding” must ensure that they are following the requirements of 24 CFR 982.314(e)(1) as clarified in Notice 2012-42. The relevant section states, in part:



A PHA may only deny a request to move to a higher cost unit within the PHAs jurisdiction or to a higher cost area in accordance with 24 CFR 982.314(e)(1) If the PHA would be unable to avoid terminations of housing choice voucher assistance for current participants during the calendar year in order to remain within its budgetary allocation (including any available HAP reserves) for housing assistance payments.

The PHA must provide written notification to the local HUD office when they determine it is necessary to deny moves to higher cost units or to higher cost areas based on insufficient funding. The notification must include the following documentation:

1. A financial analysis that demonstrates insufficient funds are projected to meet the current calendar year of expenses. The projection must not include vouchers that have been issued but are not yet under contract.

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Is Your PHA Denying Ports??

2. A statement certifying that the PHA has ceased issuing vouchers and will not admit families from their waiting list while the limitation on moves to higher cost units and higher cost areas is in place.
3. A copy of the PHA policy stating how the PHA will address families that have been denied moves.

The PHA must establish policies in its Administrative Plan that state how the agency will address families who have requested a move and were denied due to lack of funding once the PHA has determined funds are available for those moves. At a minimum, the PHA policy must address:

1. How the PHA will inform families of the policy regarding moves denied due to lack of funding: i.e., information contained in briefing packets or in a letter to the tenant at the time the move is denied.
2. How long the family's request to move will be open for consideration and how the PHA will notify families with open requests when funds become available.

A Letter of Appreciation from a Participant by Kristen Matthews Nitschke

My Name is Kristen Matthews-Nitschke and this is a thank you letter to all who have made my success possible.

I had no credible history to help me find a home or a job when I first applied for HUD housing assistance programs at the housing authority back in 2007. In January of 2012 I checked on my status in the Stevens County area to find I was coming up very soon! I went to an orientation and found a nice apartment my Section 8 voucher in Chewelah, Washington in March of 2012. HUD paid my full rent for a year which helped me and my two-year-old daughter get on our feet. DSHS, Work Source, and Career Paths all helped me with gas vouchers, job search, job skills training, food stamps, and encouragement. Without all these services, I would not have been able to make it, and I thank you with all my heart!

I am now married and expecting a baby boy. My husband just got a job at a saw mill, and I am able to stay at home with my children, since we were given such great advice and information on how to live within our means. We are paying our debts through a program we would not have even known about without the help of Career Path Services. The people in our community could never tell what kind of slum I came from by seeing how my family and I live now. Thank you, thank you, and thank you!

I have included two links to testimony videos filmed by Portland Rescue Mission (a religious non-profit) to help paint you a picture of how hopeless my life used to be. These are about four minutes long. The first one was made in 2010 while I was in a program run by the Portland Rescue Mission called Shepherd's Door in Oregon. This is a link: <http://youtu.be/cjwwVZCUokE>

The second video was done in August of 2012, filmed in Spokane a little over a year after graduating this program and during the time the Housing Authority helped me pay my rent. <http://youtu.be/x9elOhvOPns>

After this last video was filmed I had the pleasure to travel to Portland to perform a song of hope for donors at the mission, so that places that help people in trouble can continue. I cannot help but have a grateful heart because without the many programs out there my daughter would be in a foster home, and I would probably be dead, in prison, in a mental institution, or still allowing myself to be abused by evil people.

Please feel free to share this with everyone who has helped with this! Someone out there has to be paying for all these services and I feel strongly they need to know how much it helps!

Sincerely

Kristen Matthews-Nitschke

An In-Depth Look at PIH Notice 2013-13 by Richard Wall

Public Housing and Housing Choice Voucher Temporary Compliance Assistance Notice

PIH Notice 2013-03, regarding temporary administrative cost savings measures in the Public Housing and Housing Choice Voucher Programs, was released January 22, 2013. The notice contains four temporary provisions housing authorities can choose to adopt in order to reduce administrative burden and hopefully save time and money.

Provision 1: Allow option to use participant's actual past income when verifying income.

Currently, annual income includes income that is anticipated to be received during the next 12 months. The notice gave housing authorities the option of determining annual income based on past actual income received or earned within the last 12 months. If the Enterprise Income Verification (EIV) system is used, the most recent 12 months of data in the EIV system can be used for calculating income as long as the participant does not dispute it. If the employment and income information certified by the participant is substantially the same (less than \$2400 annually or \$200 per month) as the information provided by EIV, and the family does not request that anticipated income be used to calculate annual income, then the family is not required to provide third party documentation. If there has been a change in circumstance, the PHA should use more current documentation to calculate income.

Please note that the same time period must be used for both wage and non-wage income. For example, if the PHA used EIV to determine wage income for a family member from October 1, 2011 to September 30, 2012, then they must use Social Security income from another family member for the same time period, not the current monthly benefit amount.

If this provision is adopted by a PHA, all program participants must have their income calculated in the same manner. Therefore, a PHA cannot adopt both provisions 1 and 3. Medical and other deductions will continue to be calculated in the present manner, using the anticipated annual cost method. Provision 1 is only applicable to current program participants; applicants must continue to have their income calculated based on anticipated income. If there is not 12 consecutive months of data for a participant in EIV, the anticipated income calculation method must be used.

Provision 2: Allow families to self-certify as to having assets of less than \$5000.

Participants with assets below \$5000 typically generate little income from the assets, however housing authorities spend significant periods of time verifying each asset amount. This notice allows housing authorities to accept a family's declaration of assets below \$5000 and the income expected to be received from those assets. Where the family has net family assets in excess of \$5000, the PHA must obtain supporting documentation to confirm the assets. All assets must continue to be reported on the HUD form 50058.

Provision 3: Allow optional streamlined annual reexaminations for elderly families and disabled families on fixed incomes.

Housing authorities may opt to conduct a streamlined reexamination of income for elderly families and disabled families when 100 percent of the family's income consists of fixed income. In a streamlined reexamination, the PHA will recalculate family incomes by applying any published cost of living adjustments to previously verified amounts of income. EIV data must still be used to ensure there is not any unreported income.

Provision 3 can only be used for current program participants; applicants must continue to have their income calculated based on anticipated income.

Provision 4: Allow PHAs to establish a payment standard of not more than 120 percent of the fair market rent (FMR) without HUD approval as a reasonable accommodation.

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An In-Depth Look at PIH Notice 2013-13

Under current regulations, housing authorities must request a waiver from a HUD field office for exception payment standards above 110% of the FMR; this process takes considerable administrative time for the PHA and, in some cases, the processing time for the waiver may prevent the family from leasing the unit. Under this provision, housing authorities may approve a payment standard of not more than 120 percent of the FMR without HUD approval if required as a reasonable accommodation for a family that includes a person with disabilities. This provision applies to the HCV program only. A PHA that chooses to adopt any provisions described in the notice must notify HUD by email at:

PIHTemporaryCompliance@hud.gov.

This email should also include either the Field Office Public Housing Director or the Program Center Coordinator as a recipient. Any temporary provision made available to a PHA under the notice that a PHA elects to apply must be adopted in the PHA's HCV program administrative plan or public housing tenant selection policies. In cases where changes to policies are determined by the PHA to be an amendment to PHAs Annual Plan that are significant, as defined by the PHA, the PHA must comply with the amendment provisions in 24 CFR 903.21, including soliciting public comment and consulting with the resident advisory board.

If a housing authority is interested in instituting any of these cost saving measures, the full text of PIH Notice 2013-03 can be reviewed at:

<http://portal.hud.gov/hudportal/documents/huddoc?id=13-03pihn.pdf>

There is also a very informative FAQ at:

<http://portal.hud.gov/hudportal/documents/huddoc?id=13-03pihnatch.pdf>

Reminder on the Necessity of General Depository Agreements by Raymond Phung

Many of the General Depository Agreements (GDA) that the HUD field offices have on file for PHAs are old and not up to date.

The Annual Contributions Contract (ACC) requires PHAs to deposit all program funds for projects and units under the ACC in



accordance with the terms of a GDA. The GDA must be executed between the PHA and the depository. Form HUD-51999 is the standard template that should be used to execute the GDA. The depository must be a financial institution whose deposits are insured by the FDIC or the NCUSIF.

Banking services must be arranged by selecting a bank through competitive solicitation (e.g. Request for Proposal) to assure that it receives banking services at the lowest cost. PHAs should periodically evaluate the fees and service charges by the depository to determine if lower cost options are available.

A copy of the HUD-51999 form should be maintained by the PHA, with copies sent to both the HUD field office and the depository. Please ensure that your GDAs are current.

If you have any questions about the General Depository Agreement, please contact your HUD field office financial analyst.

PIC-Systems News and Information by Raymond Phung

Can't log into PIC? 50058 upload still pending after 3 days? Server error?

We've all sat at our computer and wondered, "What on earth is wrong with PIC today?!!" It's frustrating to not know if it's a problem with your user information or with PIC. There are two good resources to check when things don't seem quite right.

First, check out the "Message of the Day" that's on the bottom of the "Legal Warning" page of Secure Systems. This section of the page, coming after the Legal Warning and the Warning Notice, is easily overlooked, but it is a location where PIC programmers post important notices about Secure Systems and VMS. Here is a screen shot to remind you what to look for:

The screenshot shows the 'User Login' page of the PIC-Systems website. At the top, there is a blue header with the text 'User Login' and navigation links: 'faq | help | search | home | logout'. Below the header, a grey box contains a login requirement notice: 'You must login at least once every 90 days to maintain an active ID. If you do not login again before 2 May 2013, your ID will be automatically deactivated. If your User ID is deactivated, please contact the TAC to reactivate your ID.' The main content area features three sections: 'Legal Warning' in red, followed by text about federal information misuse; 'Warning Notice' in red, followed by text about browser compatibility; and 'Message of the Day' in red, which is highlighted with a thick red border. Under 'Message of the Day', the text reads: 'Attention MultiFamily Users' in blue, followed by a notice about database downtime from 8:00PM EST Friday, Feb 01, 2013 to 8:00PM EST Saturday, Feb 02, 2013. At the bottom of the page, a red footer line states: '(Message ID# 50200 - Updated by C58460 on Thu Jan 31 15:55:42 EST 2013)'

User Login [faq](#) | [help](#) | [search](#) | [home](#) | [logout](#)

You must login at least once every 90 days to maintain an active ID. If you do not login again before 2 May 2013, your ID will be automatically deactivated. If your User ID is deactivated, please contact the TAC to reactivate your ID.

Legal Warning

Misuse of Federal Information through the HUD Secure Connection web site falls under the provisions of title 18, United States Code, Section 1030. This law specifies penalties for exceeding authorized access, alterations, damage, or destruction of information residing on Federal Computers.

Warning Notice

The Secure Systems security access software supports Internet Explorer 7.0 browser. Other browsers may not be compatible with this software.

Message of the Day

Attention MultiFamily Users

The following Multifamily Application Systems (APPS, M2M, MDDR, iREMS, ARAMS, TRACS, IMAX, IMAXA) and Reporting Server MPRD databases will be down starting **from 8:00PM EST Friday, Feb 01, 2013 to 8:00PM EST Saturday, Feb 02, 2013** for database maintenance.

We apologize for any inconvenience.

(Message ID# 50200 - Updated by C58460 on Thu Jan 31 15:55:42 EST 2013)

The next spot is the "PIC Headlines" located on the PIC homepage. Here, the PIC programmers announce when monthly summarizations are going to be delayed, if the summarization failed, system upgrades and many other useful bits of information. Here is a screen shot:

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PIC-Systems News and Information


PIH Information Center (PIC)
IMS-PIC Release 7.5 [Web Server 5]

Welcome Raymond (H56391)! Your last logon was on Feb 1 2013 4:58PM.
Your user id is H56391

PIC Maintenance
 — User Profile
 — Security Administration

PIH Information
 — SEMAP

Housing Inventory
 — Housing Agency Development
 — Inventory Removals

Executive Summary
 — HA Executive Summary

PIC Headlines

- **Monthly Summarization to Run Feb 8 - 1/30/2013**
The summarization of 50058 data will run over the weekend of February 8th [\[full text\]](#)
- **Summarization Completed - 1/15/2013**
Form 50058 Reports Generated [\[full text\]](#)
- **December Summarization Failed - 1/14/2013**
Summarization of 50058 data for December failed [\[full text\]](#)

[Browse all PIC Headlines.](#)

It's good to become accustomed to looking at these two areas. Checking both of these whenever you log on to PIC will help keep you in the loop of what's going on, and will alert you to errors or issues that might arise.

And of course, feel free to contact your local HUD PIC coach.

The Importance of Timely VMS Data by Daniel Esterling



Housing Authorities are required to submit their Voucher Management System (VMS) data between the 4th and the 22nd of each month. As an example, March 2013 VMS data must be submitted between April 4, 2013 and April 22, 2013. Prior Month Corrections (PMCs) may be submitted at any time.

VMS collects PHA data that enables HUD to fund, obligate and disburse funding in a timely manner, based on actual PHA use. Aside from these critical functions, timely VMS data allows HUD field office staff to provide accurate technical assistance to PHAs on voucher utilization and possible shortfall concerns.

HUD headquarters has developed and refined a two-year projection tool that enables HUD and PHA staff to perform analysis on voucher lease up trends, and scenarios based on current knowledge about appropriations, offsets, and other budgetary variables. However, the tool is only as accurate and current as the VMS data provided. The latest iteration of the projection tool includes a data cell that pre-populates HUD NRA and enables the user to add that to PHA reported NRA, providing the clearest picture of PHA reserves to date. HUD field office staff are happy to work with your voucher program staff to provide the latest projections based on available data. Remember, decisions about voucher leasing and spending are always the decision of the PHA, but it can be quite useful to double check and compare numbers with HUD staff.

German Public Housing Authorities Have Some Interesting Practices by Joshua Crites

In 2012, I had an opportunity to go to Germany as a John McCloy Fellow in Urban Affairs. McCloy Fellows receive an up-close look at city management and government administration across the Atlantic. This year I went with three colleagues from across the U.S. and had an opportunity to see how six different German cities handled operations of city planning and social housing.

We were able to visit two social housing agencies during the fellowship. We visited one in Hannover and one in Magdeburg. I found that the Germans operate their affordable housing program much differently from the United States. While the basic principle of those with lower incomes paying less in rent was the same, the way it is funded is quite different. The biggest difference I saw is that the social housing agencies rent a good portion of their portfolios to market rate renters. They use the profits to fund the cost of providing affordable housing for the rest of their portfolios.

GMH Hannover:

Number of houses/apartments 13,170

Balance Sheet Totals 536 Million Euro

Employees 150

2011 Profit 6.9 Million Euro

In Germany, the social housing agency operates as a subsidiary of the city. The way the actual subsidies work varies. The city of Hannover pays for most of the subsidies within its borders. If a person qualifies for housing assistance, the city will directly pay that money towards the rent. The housing agency receives either the full value of the rent or a reduced amount depending on the unit. A certain number of units are processed at a lower cost per square meter than other units. That is done by looking at the average cost per square meter around the city and reducing the cost for some of the social housing units by a certain percentage.



Social Housing in Hannover

One key part of their business is making sure at least 50% of residents are paying at least 800 euro a month. The government has also tightened requirements on what units it will subsidize. A single person household cannot have more than 45 square meters of space. If the unit is bigger, the government will not subsidize the unit. The city pays the resident the housing allowance, and the resident pays the housing corporation. While some people fail to pay the rent and are evicted, the housing network in Germany does not let many people fall through the cracks. In the case of an evicted person not paying rent, the government might place that resident back into a different unit, and then pay the rent like a voucher directly to the social housing agency.

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German Public Housing Authorities Have Some Interesting Practices

City of Magdeburg

Social Housing Agency Wobau

We also had the chance to visit a social housing agency within the former East Germany in the city of Magdeburg. When the Berlin Wall fell in 1989, the city had to create this agency to handle social housing. It took until 1992 for the company to be founded. The rental strategy at Wobau is similar to the one in Hannover. A good deal of the housing units are leased to persons who can afford to pay market rents. The split is close to Hannover's with 60% going to market rate renters and the other 40% going to lower income renters. The idea is to have a balanced portfolio and use the income from the buildings to finance the social housing and services for the tenants. The city council has mandated that Wobau provide quality cheap housing to the city's inhabitants.



Social Housing with shopping in Magdeburg

Magdeburg is a cheaper city to live in compared to western cities. The average rent charged by Wobau is 5.50 Euro per square meter. The social housing units or low income units are charged 4.60 Euro per square meter which is not significantly less. The city operates three stations where those with low or no incomes can apply for unemployment or job help. At those same locations, they can be referred for housing assistance and given a certificate to take to Wobau. In 2011, Wobau showed a 2.5 million Euro profit.

Social Housing agencies play an important role in housing those who need assistance in Germany. There are large housing collectives in Germany that give renters more power that results in friendlier renter policies. The difference in how affordable housing is funded in the United States versus in Germany is an interesting study. As funding levels decrease, it is worth having the discussion about whether the answer might be in allowing housing authorities the flexibility to rent some of their portfolio out to market rate renters. Generating extra revenue might allow housing authorities to fund their operations and ensure that other units and vouchers are not put at risk by declining funding levels.

Keeping Your Contact Information Up-To-Date in PIC by Raymond Phung

The PIH Information Center (PIC) is the nationwide database where PHA information is collected and analyzed. One important part in PIC that is often overlooked is the housing agency sub-module, specifically the housing authority information and the PHA contacts section. Many letters and reports that come from HUD are sent to all PHAs across the country; when they are generated, the letters are addressed to the contact information listed in PIC. This includes notices about EIV deficiencies, delinquent reporting rates, PHAS scores, and this is even the information that populates VMS. It is the responsibility of the PHA to maintain this information.

If PHA addresses and phone numbers change, the new information should be updated in PIC. PHAs are able to do this by going into the housing agency sub-module, then clicking in the drop-down menu on the option saying “Modify HA Details”. Here are screen prints of the process to show you where to go.

The screenshot shows the top navigation bar of the PIC system. It includes tabs for 'Comments', 'Reports', and 'Trans. to New Dev Nos'. Below these are buttons for 'Housing Authority', 'HUD Staff', 'HA Contacts', 'Temporary Office', and 'HA History'. A secondary bar contains 'List', 'Details', 'Address', 'Inventory', 'Performance', and 'Funding'. Below this, the 'Field Office' is listed as '0EPH PORTLAND PROGRAM CENTER'. A 'Housing Authority Details' section is highlighted, showing a 'Modification Type' dropdown menu with options 'Select Type' and 'Modify HA Details', and a 'Select' button.

This should bring up the option that will allow you to edit the fields for the PHA name, phone number, fax, email, and website. Make the necessary changes and click “Save”.

The screenshot shows the 'Housing Authority Details' form. It includes fields for 'HA Code' (OR001), 'Common Name', 'Formal Name', 'Activity Status' (Active), 'HA Program Type' (Combined), and 'HA FY End' (06/30). There are also fields for 'Phone Number', 'Fax Number', and 'TTY Number', each with a format of [] - [] - [] * Ext []. The 'Web Page Address' and 'Email Address' fields are also present.

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Keeping Your Contact Information Up-To-Date in PIC

Comments		Reports		Trans. to New Dev Nos	
Housing Authority	HUD Staff	HA Contacts	Temporary Office	HA History	
List					
Field Office:		0EPH PORTLAND PROGRAM CENTER			
Housing Authority:		OR003 Douglas			
Housing Authority Contact Details					
First Name:	<input type="text" value="Elmer"/> *				
Last Name:	<input type="text" value="Fudd"/> *				
Title:	<input type="text"/>				
Salutation:	<input type="text" value="Honorable"/> *				
Phone Number:	<input type="text" value="123"/> - <input type="text" value="555"/> - <input type="text" value="1234"/> * Ext: <input type="text"/>				
Fax Number:	<input type="text"/> - <input type="text"/> - <input type="text"/> Ext: <input type="text"/>				
TTY Number:	<input type="text"/> - <input type="text"/> - <input type="text"/> Ext: <input type="text"/>				
Email Address:	<input type="text" value="elmer.fudd@hadcor.org"/>				
Confirm Email Address:	<input type="text" value="elmer.fudd@hadcor.org"/>				
Role:	<input type="text" value="Accountant"/> <ul style="list-style-type: none"> Accountant Assistant Executive Director Attorney Board Chairperson Board Chairperson (Acting) Board Member 				
Effective Date:					
Effective End Date:					

The other important information to keep up-to-date is under the “HA Contacts Tab.” This is a separate tab located in the housing agency sub-module. PIC allows a PHA to list a myriad of PHA roles, including the Executive Director, Section 8 Director, Financial Officers, Board Chairs/Members and even the Mayor. HUD uses this to send items to or to contact specific people within a PHA. To create a contact, simply click “Create Contact”, enter in the necessary information, then click “Save”.

To edit an existing contact, simply click the blue hyperlink of the person’s name in the “List” view, and then click “Modify Contact Details”.

There the PHA can modify the information. To delete a contact, on this same page, click on the blue hyperlink that lists the role title. The user can then enter an “End Effective Date”. This will make the contact inactive.

Comments		Reports		Trans. to New Dev Nos	
Housing Authority	HUD Staff	HA Contacts	Temporary Office	HA History	
List		Details		Address	
Field Office:		0EPH PORTLAND PROGRAM CENTER			
Housing Authority:		OR001 Clackamas			
Housing Authority Contact Details					
Modify Contact Details					
First Name:	Elmer				
Last Name:	Fudd				
Title:					
Salutation:	Honorable				

Please take the time to go into both of these modules and update the housing authority and the HA contact sections. By having this information updated, it gives HUD an accurate sense of who does what in the agency and ensures that we contact the correct individuals. Otherwise, PHAs might miss out on vital or time sensitive information.

Be an Energy Star!

For timely tips on reducing seasonal energy costs and a directory of energy saving ideas, visit:

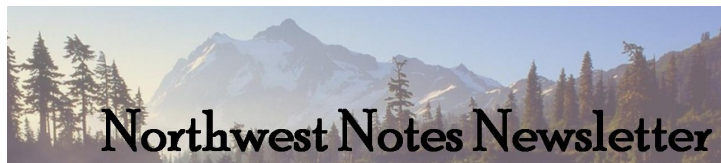
<http://www.energystar.gov/>



Section 8 Homeownership

Closings as of 12/25/2012

State	No. of Closings
Alaska	46
Idaho	153
Oregon	147
Washington	266
HUB Total	612



Subscribe to this Newsletter

Our Northwest Notes Newsletter is intended to provide helpful information and share knowledge about Public Housing programs throughout the Northwest. You can [subscribe to receive this Newsletter via email](#). You can access prior issues at: <http://www.hud.gov/local/shared/working/r10/ph/newsletter.cfm?state=wa>

Recently Published Guidance

PIH Notices from 12-1-12 to 3-29-13

Notice	Issued/Expires	Title
PIH 2013-07 (HA)	Issued: March 5, 2013	Agreements with Responsible Entities and Timing for Environmental Reviews
PIH 2013-06 (HA)	Issued: February 4, 2013	Radon Information for PIH Programs
PIH 2013-04 (HA)	Issued: January 28, 2013	Guidance on Verification of Excluded Income
PIH 2013-03 (HA)	Issued: January 22, 2013	Public Housing and Housing Choice Voucher Programs Temporary Compliance Guidance
PIH 2013-02 (HA)	Issued: January 10, 2013	Baseline Methodology for Moving to Work Public Housing Agencies

You can review PIH Notices at:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/publications/notices

The Director's Corner

Ongoing Application Period for Public Housing opened on October 25, 2012.

Public Housing & Mod Rehab Application Materials: <http://portal.hud.gov/hudportal/HUD?src=/RAD/application-materials>

2nd Component - Applications for RAD's second, non-competitive component can be submitted on a rolling basis.

Join the RAD mailing list: <http://portal.hud.gov/hudportal/HUD?src=/subscribe/signup&listname=Rental%20Assistance%20Demonstration&list=RAD-L>

Visit HUD's RAD website: <http://portal.hud.gov/hudportal/HUD?src=/RAD>

On behalf of Public Housing team members in the Seattle, Portland & Anchorage offices, we hope this newsletter is helpful to you. Let us know if there are items you would like to see in future newsletters.

Federal Register Notices related to housing from 12/1/2012 to 3/8/2013

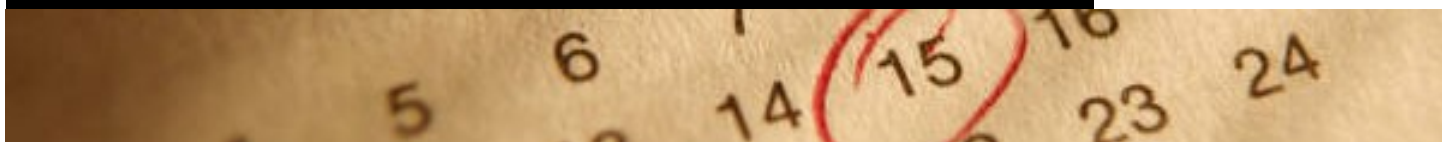
Document	Date Issued	Title
FR-5683-N-16	20130305	Notice of Submission of Proposed Information Collection to OMB; Rent Schedule-Low Rent Housing
FR-5690-N-04	20130304	Notice of Submission of Proposed Information Collection for Public Comment Enterprise Income Verification (EIV) Systems-Debts Owed to Public Housing Agencies and Terminations
FR-5600-FA-14	20130304	Announcement of Funding Awards for the Section 4 Capacity Building for Community Development and Affordable Housing Program Fiscal Year 2012
FR-5687-N-06	20130227	Notice of Proposed Information Collection; Comment Request: Section 811 Project Rental Assistance for Persons with Disabilities
FR-5687-N-03	20130213	Notice of Proposed Information Collection: Comment Request Delegated Processing for certain 202 Supportive Housing for the Elderly Projects
FR-5683-N-13	20130212	Notice of Submission of Proposed Information Collection to OMB; Family Self-Sufficiency Program Demonstration
FR-5500-FA-18	20130206	Announcement of Funding Awards. HOPE VI Main Street Grant Program, Fiscal Year (FY) 2011 and 2012
FR-5600-FA-09	20130125	Housing Choice Voucher Program; Office of Public and Indian Housing Announcement of Funding Awards for Fiscal Year 2012
FR-5690-N-02	20130125	Notice of Revised Information Collection for Public Housing Authority Executive Compensation Information
FR-5689-N-01	20130118	Notice of Proposed Information Collection: Comment Request Rent Reform Demonstration (Task Order 1)
FR-5683-N-01	20130110	Notice of Proposed Information Collection for Public Comment: Notice of Funding Availability for the Transformation Initiative: Rental Assistance Demonstration research Grant Program
FR-5683-N-02	20130110	Notice of Proposed Information Collection for Public Comment: 2013 American Housing Survey
FR-5607-N-36	20121228	Notice of Proposed Information Collection: Comment Request; Rent Schedule? Low Rent Housing
FR-5607-37	20121228	Notice of Proposed Information Collection: Comment Request; Requisition for Disbursement of Sections 202 and 811 Capital Advance/Loan Funds
FR-5610-N-18	20121226	Notice of Proposed Information Collection for Public Comment; Public Housing Reform Act: Changes to Admission and occupancy Requirements for the Public Housing and Section 8 Assistance Programs
FR-5603-N-94	20121221	Public Housing Operating Subsidy—Appeals
FR-5603-N-91	20121218	Public Housing Operating Budget, Supporting and Related Forms
FR-5609-N-13	20121210	Notice of Proposed Information Collection: Comment Request Family Self-Sufficiency Program Demonstration

You can review the last 90 days of HUD Federal Registrar Notices at:

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

You can review Federal Registrar Notices that are older than 90 day at:

<http://www.gpo.gov/fdsys/browse/collection.action?collectionCode=FR>



Important Dates

Please Note: All dates subject to change. Refer to program websites for complete list of forms due!!!

FYE 3-31 PHAs

12-31-2012 Audited FASS for FYE 3-31-2012 submission due to REAC
 01-16-2013 PHA Plan Submission (CFP Performance and Evaluation Reports must be included in Plan)
 05-30-2013 SEMAP Certification Due
 05-31-2013 Unaudited FASS Submission for 3/31/2013 due to REAC

FYE 6-30 PHAs

03-31-2013 Audited FASS for FYE 06-30-2012 submission due to REAC
 04-17-2013 PHA Plan Submission (CFP Performance and Evaluation Reports must be included in Plan)
 08-29-2013 SEMAP Certification Due
 08-31-2013 Unaudited FASS Submission due for 6/30/2013 due to REAC

FYE 9-30 PHAs

06-30-2013 Audited FASS for FYE 09-30-2012 submission due to REAC
 07-18-2013 PHA Plan Submission (CFP Performance and Evaluation Reports must be included in Plan)
 11-29-2013 SEMAP Certification due
 11-30-2013 Unaudited FASS Submission for 9/30/2013 due to REAC

FYE 12-31 PHAs

09/30/2013 Audited FASS for 12-31-12 submission due to REAC
 10/18/2013 PHA Plan Submission (CFP Performance and Evaluation Reports must be included in Plan)
 02-28-2013 Unaudited FASS submission for 12/31/2012 due to REAC
 03-01-2013 SEMAP Certification Due

All PHAs

Monthly CFP obligated-expended data is submitted through eLOCCS. CFP work completion activities where pre-audit is required, are reminded to submit Final P&E Reports with AMCC to Field Office.

Monthly Send complete copy of renewal Mod Rehab program HAP contracts with owners to FMC representative. Please include Attachment A. Contracts needed to request renewal funds and to release payments.

Monthly 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. *Exact submission dates will be provided by the FMC.*

Reminder Please continue to submit Year-End Settlement Statements (HUD-52681) for Section 8 Mod Rehab, SROs, and Mainstream (DV) vouchers ONLY. Submit to FMC (45 calendar days after FYE). Ninety 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.



E-Memos (electronic memoranda) from 12/1/12 to 3/29/13

Seattle HUB

Issued	Purpose
03/29/2013	Energy and Performance Information Center (EPIC) Reporting Requirement
03/26/2013	FY 2013 Choice Neighborhoods Initiative Planning Grant Program NOFA posted
03/15/2013	Resident Opportunities and Self-Sufficiency-Service Coordinator (ROSS-SC) NOFA Webcast
01/24/2013	Notice PIH 2013-03, PH/ HCV Programs- Temporary Compliance Assistance
01/07/2013	Energy and Performance Information Center (EPIC) Reporting Requirement
01/24/2013	PIH Notice 2013-13, PH and HCV Programs–Temporary Compliance Assistance
12/04/2012	Green Physical Needs Assessment (GPNA)

Portland FO

Issued	Purpose
03/29/2013	Energy and Performance Information Center (EPIC) Reporting Requirement
03/26/2013	FY 2013 Choice Neighborhoods Initiative Planning Grant Program NOFA posted
03/18/2013	Resident Opportunities and Self-Sufficiency-Service Coordinator (ROSS-SC) NOFA Webcast
03/13/2013	First Quarter Region X Newsletter
02/07/2013	Notice PIH 2013-06, Radon Information for PIH Programs
01/24/2013	Notice 2013-13, PIH/HCV Temporary Compliance Assistance
01/11/2013	Pamphlet “Protect Your Family from Lead in Your Home”
01/09/2013	Energy and Performance Information Center (ERIC) Reporting Requirement
01/09/2013	Public Housing Newsletter, FY 2013 Quarter I

Want to see Your Name in Print?

We are always looking for articles for the next Newsletter! Write about what you know, your agencies successes and pitfalls. Is there something you wish everyone knew? Or an event that exceeded your expectations? You can submit articles and pictures by email to cabrini.s.morris@hud.gov.

Thank you to everyone who contributed to this newsletter, whether it was an article, an idea, or proofreading.

You are all appreciated.