

Northwest Notes

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

FY2005 Quarter IV

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

July 18, 2005

From the Director's Office

Hello and happy summer. With June being National Homeownership Month, we decided to spotlight on page 2 some of the many successful homeownership programs being implemented across our region. **Thank you to all the Housing Authorities who submitted articles.**

Reminder: HUD is sponsoring FREE PIC and SEMAP training sessions throughout the remainder of FY05. For more information and to register, please visit: <http://www.hudcoach.com/training>. Training was held in Seattle July 12-15, 2005.

Please remember that all dates listed in the "Upcoming Deadlines" section are subject to change. Refer to the appropriate program area website for the most current information. All questions, comments, and most importantly, suggestions for future newsletter items can be directed to Amy Johnson, Public Housing Revitalization Specialist, at 206-220-6213 or amy_johnson@hud.gov. On behalf of the Seattle, Portland, and Alaska office staff, we hope this newsletter is helpful to you.

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



Building Green at New Columbia

HUD's HOPE VI program provided \$35 million in seed money to redevelop the Housing Authority of Portland's Columbia Villa and Portsmouth neighborhoods. The 82 acres of land provided the opportunity to employ high standards in urban planning including smart growth and transit-oriented development. Envisioned as a neighborhood of diverse housing choices, welcoming parks, and community meeting places, New Columbia will be home to many cultures, age groups, and income levels.

New Columbia employs a "green building" holistic approach to managing the life-cycle impact of buildings on the environment and our health. By utilizing durable, high-quality materials and energy efficient technologies, occupants benefit from reduced utility bills, improved comfort, and healthier indoor air quality. Building owners benefit from lower utility, maintenance and operational costs.

Currently, all New Columbia units are provided with Energy Star dishwashers, ranges, hot water heaters, and refrigerators. The units also feature Energy Star lighting and windows. The total package of energy saving measures is estimated to save the average household \$105 per year.

The neighborhood also exemplifies "Location Efficient Design" by maximizing accessibility and affordability. Situated close to bus routes and light rail, the new site features 850 dwelling units, ranging from single family houses to 30+ unit apartment buildings. Over seven acres of land has been developed as parks and open space. Houses feature spacious front porches and off-street parking.

The Housing Authority of Portland and their partners have created high quality, long lasting housing that will benefit many families and the greater community.



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

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

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Celebrating Homeownership

Nampa Housing Authority, Idaho. In partnership with the Nampa Urban Renewal Agency and Nampa School District, the NHA financed the construction of two homes that were designed and built by Skyview and Nampa high school students enrolled in Nampa School District's Building Construction Program. The homes were then sold to families participating in NHA's Family Self-Sufficiency program. The proceeds from the sale will be used to purchase additional lots in Nampa and to continue this collaborative program.



Housing Authority of Thurston County, Washington. On June 23, 2005, the Housing Authority of Thurston County's Board of Directors recognized their first four families to purchase homes using the Section 8 Voucher Homeownership Program and one family who utilized the American Dream Down Payment Assistance program. The families were all members of the Housing Authority's Family Self-Sufficiency program and completed Homebuyer Education and Financial Literacy courses before purchasing homes. HATC's dedicated staff partnered with state and local agencies to match down payment funds and increase the families' purchasing potential.



Kitsap County Consolidated Housing Authority, Washington. Nearly one family every year from KCCHA's 20 Family Self-Sufficiency graduates have become homeowners over the program's nine-year existence. Most recently, Donna Edgmon and her two children became KCCHA's newest homeowners. Working with KCCHA's Community Services staff, Donna saved for a down payment and used a low-interest USDA rural development loan and Section 8 subsidy to purchase her home in Port Orchard on Washington's Olympic Peninsula.

Housing Authority of the County of Clallam, Washington. On April 23, 2005, nine families celebrated the completion of Phase I of the Housing Authority's Mutual Self-Help Homeownership development in Port Angeles, WA. The homes were constructed over a twelve-month period on weekends and with the help of family, friends,



and community volunteers. Four of the nine families used Section 8 Housing Choice Voucher subsidy to secure and make payments on the construction loan. The Housing Authority also partnered with USDA Rural Development to help fund the project. Phase II will consist of 13 homes to be constructed over the next year.



Jackson County Housing Authority, Oregon. After six years of hard work and saving, the Di Betta family became Jackson County Housing Authority's first family to purchase a home using the Section 8 Housing Choice Voucher Homeownership Program. Partnering with ACCESS Inc., Rogue Valley Community Development Corp., People's Bank, and the City of Medford, the five member Di Betta family purchased a four-bedroom, 2-bath house in Medford, Oregon. The Rogue Valley Community Development Corporation had renovated the home using community block grant funds last year. The family also received a \$15,000 down payment grant funded through community block grant funds provided through the City of Medford.

Pierce County Housing Authority, Washington. PCHA was one of the first housing authorities in the state of Washington to offer the Section 8 Housing Choice Voucher Homeownership program. Now, four years later, the housing authority has made homeownership a reality for 14 families using the Section 8 voucher subsidy. Another five families have purchased homes without the subsidy. Potential homeowners must attend 17 hours of classes on budgeting, down payment assistance, credit repair/counseling, and home maintenance. Of the 14 families who have purchased homes with Section 8 subsidy, none have defaulted or made a late payment on their loan.



National Building Museum- Designing an American Asset

Affordable Housing Museum Exhibit in Seattle July 1- August 27, 2005

Museum of History and Industry- <http://www.seattlehistory.org/>

A new traveling exhibition sponsored by the Fannie Mae Foundation, "Affordable Housing: Designing an American Asset," presents homes that are energy efficient, durable, economical to maintain, and aesthetically appealing. Models, photographs, drawings, and videos of affordable homes in 18 developments from urban and rural neighborhoods across the United States are showcased. Seattle Housing Authority's Yesler Terrace is featured for becoming Washington State's first public-housing development in 1940.

A virtual tour is available at http://www.nbm.org/Exhibits/online/affordable_housing/ah_index.html

The exhibition demonstrates approaches in addressing the urgent need to design and build affordable housing in America. Among the criteria for inclusion of a project was a requirement that at least 20 percent of the units must be available to families making less than 50 percent of the area median.



REMINDER:

According to PIH Notice 2005-17, the minimum reporting rate for the HUD form 50058 has increased to: **95%** beginning with 12/31/2005 FYE PHAs.



Save the Date!

FSS Coordinators
Regional Meeting

September 16th, Vancouver, WA

Details to follow.

Lead Based Paint Reporting Requirements

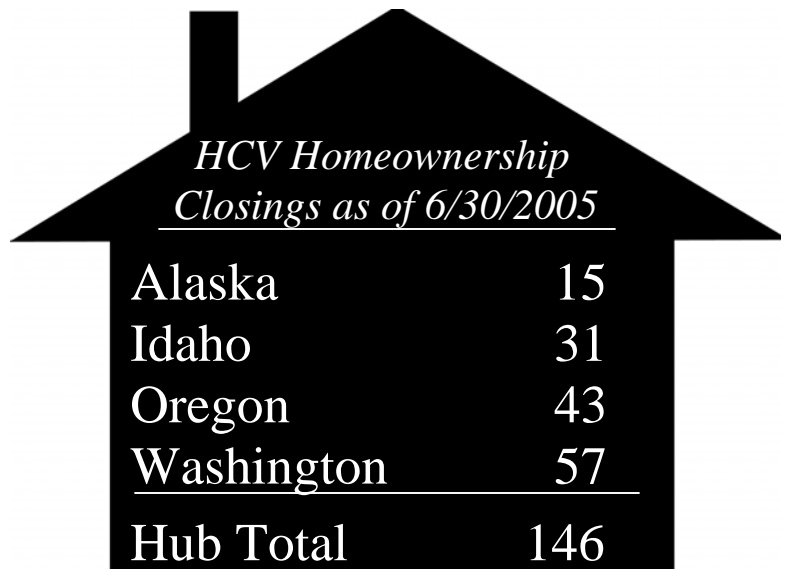
Lead Based Paint concerns may be brought to the attention of PHAs from a public health department or a medical health care provider.

PHAs are **required** to report each known case of a child with Environmental Intervention Blood Lead Level (EIBLL) to the HUD Field Office using form HUD-52850 (Annual Lead-Based Paint Activity Report) for pre-1978 developments in the low-rent public housing program 30 days after fiscal year end (**24 CFR Part 35.1130(e)**).

There is no HUD Field Office reporting requirement with Tenant-Based Rental Assistance (24 CFR 35.1225).

Housing Choice Voucher Homeownership Stats

According to PIH Notice 2005-14, PHAs are eligible for a \$5000 bonus administrative fee for the first HCV Homeownership closing, and \$1000 bonus administrative fee for every closing thereafter.



Find HUDkids

HUD and the National Center for Missing and Exploited Children (NCMEC) have joined forces to launch Operation *Find HUDkids*, an initiative to identify and locate missing children that live in HUD-assisted housing.

For further information, please click on <http://www.hud.gov/news/release.cfm?content=pr05-076.cfm>

Recently Published

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

Federal Register

- 04/14/2005 Revisions to the Public Housing Operating Fund Program. FR-4874-P-07
- 05/04/2005 Notice of Submission of Proposed Information Acquisition, Recordkeeping Requirements Under the Uniform Relocation Assistance and Real Property Acquisition Policies; Relocation and Real Property. FR-4971-N-22
- 05/04/2005 Notice of Submission of Proposed Information Collection to OMB; Section 5(h) Homeownership Program for Public Housing: Reporting. FR-4971-N-23
- 05/04/2005 Notice of Funding Availability (NOFA) for the Enhancement of Public Housing HOPE VI Communities Through Mentoring Demonstration Program Grants. FR-4979-N-01
- 05/11/2005 Notice of HUD's Fiscal Year (FY) 2005 Notice of Funding Availability, Policy Requirements and General Section to SuperNOFA for HUD's Discretionary Grant Programs; Correction. FR-4950-C-34
- 05/11/2005 Notice of HUD's FY 2005 Notice of Funding Availability, Policy Req. and General Section to SuperNOFA for HUD's Discretionary Grant Programs; Notice of Additional Guidance to Applicants. FR-4590-N-1A
- 05/16/2005 HUD Regional Offices: Changes in Titles and Change in Title to Certain Field Offices. FR-4996-N-01
- 05/16/2005 Uniform Relocation and Real property Acquisition for Federal and Federally Assisted Programs; Fixed payment for Moving Expenses; Residential Moves. 05-0600
- 05/16/2005 Semiannual Regulatory Agenda. 24 CFR Subtitles A and BFR-4995-N-01
- 05/17/2005 Denali Commission Five Year Strategic Plan (2005-2009) and Fiscal Year 2006 Work Plan. 05-9768
- 05/18/2005 Notice of HUD's Fiscal Year (FY) 2005 Notice of Funding Availability, Policy Requirements and General Section to SuperNOFA for HUD's Discretionary Grant Programs: Correction. FR-4950-C-1B
- 05/20/2005 America's Affordable Communities Initiative on Removal of Regulatory Barriers: Identification of HUD Regulations That present Barriers to Affordable Housing. FR-4890-N-02
- 05/25/2005 FY 2005 Notice of Funding Availability, Policy Requirements and General Section to SuperNOFA; Submission Deadline Date Grace Period Announcement. FR-4950-N-1B
- 05/25/2005 FY 2005 Notice of Funding Availability, Policy Requirements and General Section to SuperNOFA; Rural Housing and Economic Development Program NOFA; Competition Reopening Announcement. FR-4950-C-34A
- 06/01/2005 Notice of Funding Availability for Revitalization of Severely Distressed Public Housing; HOPE VI Revitalization Grants; Fiscal Year 2005; Correction. FR-4982-C-02
- 06/02/2005 Public Housing Graduation Incentive Bonus Program; Notice. FR-4984-N-01
- 06/02/2005 Propose Fair Market Rents for Fiscal Year 2006 for Housing Choice Voucher, Moderate Rehabilitation Single Room Occupancy and Certain Other HUD Programs; Notice. FR-4995-N-01
- 07/05/2005 OIG Fraud Alert: Bulletin on Detecting and Preventing Embezzlement by Section 8 Fund Handlers. FR-4892-N-02

Recently Published

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

PIH Notices

- PIH 2005-12 Continuation of Implementation of the Public and Indian Housing Information Center (PIC) Demolition/Disposition Sub-module for Application Submission and Data Collection for Public Housing Unit Removals
- PIH 2005-13 Extension – Notice PIH 2004-5: Mixed-Finance Development of Operating Subsidy-Only Projects
- PIH 2005-14 Calendar Year 2005 Admin Fee Funding for Homeownership Voucher Program Implementation and Closing
- PIH 2005-15 Reinstate PIH 2004-4, Submission & Processing of PHA Applications for Housing Choice Vouchers for Relocation or Replacement Housing Related to Demo/Dispo (Including HOPE VI), and Plans for Removal of Public Housing Units.
- PIH 2005-16 Policy Guidance on College Student Admissions
- PIH 2005-17 Reporting Requirements for the Family Report (Form HUD-50058) to the Public Housing Information Center (PIC)
- PIH 2005-18 Calendar Year 2005 Administrative Fee Funding for the Housing Choice Voucher Program
- PIH 2005-20 Reinstatement PIH 2002-22: Low-Income Tax Credit Allocations combined with Housing Choice Voucher Assistance
- PIH 2005-22 FY2005 Capital Fund information. Guidance on Replacement Housing Factor grants.
- PIH 2005-24 Housing Choice Voucher Program - Enhanced Vouchers — Adjustment of Voucher Housing Assistance Payments for Certain Families that Received "Preservation" Voucher Assistance as the Result of an Owner Prepayment or Voluntary Termination of Mortgage Insurance for a Preservation Eligible Property in Federal Fiscal Year (FY) 1997, FY 1998, and FY 1999
- PIH 2005-25 Using ENERGY STAR to Promote Energy Efficiency in Public Housing
- PIH 2005-26 Public Housing Development Cost Limits Notice
- PIH 2005-27 Transition of Operating Subsidy Funding to a Calendar Year Basis and Associated Modifications to the Federal Fiscal Year 2005 Calculation of Operating Subsidy

E-Memos

- 05/03/2005 Energy Efficiency and Performance Contracting in Public Housing Workshops
- 05/03/2005 Energy Efficient Homes for the 21st Century- HUD's Energy Action Workshop
- 06/10/2005 HUD Portland Office: Staff Changes; Who to Contact
- 6/29/2005 Grant.gov Newsletter

Important Upcoming Quarter IV Dates

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

FYE 3/31 PHAs

- 7/11/2005 (Mid July) PHA certifies RASS follow-up Plan. Please see RASS Business Calendar at http://www.hud.gov/offices/reac/products/rass/business_calendar.cfm
- 7/31/2005 ROSS Financial Status Report (HUD-269A) and Semi-Annual Program Report submitted to Field Office
- 8/31/2005 Payment of Annual Contribution and Operating Statement (HUD-52681B) May, June, and July data due end of August in VMS (Section 8). *Exact date TBA. Please check VMS website.*
- 10/30/2005 9/30 Occupancy Report (HUD-51234) submit in PIC

FYE 6/30 PHAs

- 7/31/2005 ROSS Financial Status Report (HUD-269A) and Semi-Annual Program Report submitted to Field Office
- 8/16/2005 Unaudited FASS extension request deadline.
- 8/29/2005 SEMAP Submission due in PIC (60 days after FYE)
- 8/31/2005 MASS Submission due to REAC
- 8/31/2005 Unaudited FASS for FYE 6/30/2005 submission due to REAC
- 8/31/2005 Payment of Annual Contribution and Operating Statement (HUD-52681B) May, June, and July data due end of August in VMS (Section 8). *Exact date TBA. Please check VMS website.*
- 8/31/2005 Year-End Settlement Statement (HUD-52681) submit to FMC (60 calendar days after FYE- Section 8). Ensure data matches information in VMS.
- 9/27/2005 (Late September) PHA certifies Follow-up Plan in RASS. Please see RASS Business Calendar at http://www.hud.gov/offices/reac/products/rass/business_calendar.cfm

FYE 9/30 PHAs

- 7/31/2005 ROSS Financial Status Report (HUD-269A) and Semi-Annual Program Report submitted to Field Office
- 7/15/2005 PHA Plan submission. CFP Program Performance & Evaluation Reports must be included in PHA Plan.
- 7/18/2005 (Late July) PHA certifies address in RASS. Please see RASS Business Calendar at http://www.hud.gov/offices/reac/products/rass/business_calendar.cfm
- 8/27/2005 (Late August) PHA certifies Implementation Plan in RASS. Please see RASS Business Calendar at http://www.hud.gov/offices/reac/products/rass/business_calendar.cfm
- 8/31/2005 Payment of Annual Contribution and Operating Statement (HUD-52681B) May, June, and July data due end of May in VMS (Section 8). *Exact date TBA. Please check VMS website.*

FYE 12/31 PHAs

- 7/31/2005 ROSS Financial Status Report (HUD-269A) and Semi-Annual Program Report submitted to Field Office
- 7/30/2005 6/30 Occupancy Report (HUD-51234) submit in PIC
- 8/31/2005 Payment of Annual Contribution and Operating Statement (HUD-52681B) May, June, and July data due end of May in VMS (Section 8). *Exact date TBA. Please check VMS website.*
- 9/30/2005 Audited FASS for FYE 12/31/2004 submission due to REAC
- 9/30/2005 One Copy of IPA Audit due to Field Office with Management letter, Corrective Action Plan, and other relevant written communications as applicable for FYE 9/30/2004. See PIH Notice 2002-4.
- 10/1/2005 90 days prior to FYB, submit complete budget (HUD-52673, 52672, 52663) for Mod Rehab, SRO, HOPE VI, Mainstream (DV code-5 year increments), to FMC representative.
- 10/15/2005 PHA Plan submission. CFP Program Performance and Evaluation Reports must be included in PHA Plan.

All PHAs

- Every Month CFP obligated/expended data is submitted through eLOCCS. CFP work completion activities where pre-audit is required, are reminded to submit AMCC to Field Office.
- Every Month Send complete copy of renewal HAP contracts with owners to FMC representative. Please include Attachment A. Contracts needed to request renewal funds and to release payments.
- This Summer Deadlines for the SuperNOFA are available at <http://www.hud.gov/offices/adm/grants/fundsavail.cfm>