



Northwest Notes Newsletter

FY 2010, Quarter 3

July 1, 2010

The Director's Corner

HUD FY 2010 Notice of Funding Availability (NOFA): Policy Requirements and General Section to FY2010 NOFAs for Discretionary Programs - On June 11, 2010, HUD announced the General Section to FY2010 NOFAs for Discretionary Programs and was posted on its website. The General Section provides the opportunity to become familiar with the policies and requirements applicable to all of the NOFAs that HUD will publish in FY2010, and lists both the programs expected to be included in HUD's FY2010 NOFAs and their anticipated publication time, which is as follows:

June-July:

- HOPE VI Revitalization

July-August:

- Public and Indian Housing Family Self Sufficiency (PHFSS)
- ROSS Service Coordinators
- Housing Choice Voucher Family Self-Sufficiency (HCV/FSS)
- Choice Neighborhoods
- Family Unification Program (FUP)
- Capital Fund Education and Training Community Facilities (CFCE) Program

All of this information is provided to assist prospective applicants in planning successful applications, and is available on the HUD Web site at http://portal.hud.gov/portal/page/portal/HUD/program_offices/administration/grants/fundsavail and on the Grants.gov Web site at <http://www.grants.gov/search/>.

Be prepared for these and other opportunities for which your PHA may qualify.

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

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



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Grand Opening of HAP's Martha Washington

On June 16, 2010, the lobby of the once vacant and dilapidated Martha Washington Hotel was filled with many individuals eager to view the \$18 million dollar renovations to this historic Portland landmark. In 2008, Multnomah County, the owners of the building, began seeking out partnerships in order to utilize this historic building to the greatest benefit of the community. The county conveyed the property to the Housing Authority of Portland to redesign and redevelop the building, and teamed with the Central City Concern to manage and oversee the property, which will be aimed towards providing affording housing to Portland's most vulnerable population.

The property contains 108 units of affordable housing with both studio and one-bedroom apartments, several of which were designed as ADA units. The Martha Washington will receive operating subsidies including 45 Project-Based Section 8 vouchers, as well as 25 public housing units. Of these, 50 units will be operated as Permanent Supportive Housing that will serve the needs of the homeless and chronically mentally ill populations. Central City Concern will also be providing the supportive services at the building.

Continued on page 2



Exterior of the Martha Washington seen from SW 11th and Main St

Martha Washington (Continued)

The renovations aimed to preserve the original, distinctive architecture of this 1923 constructed building, while also providing new, modern amenities for the residents. Receiving various sustainability grants, the energy-efficient fixtures and appliances, as well as sustainable and weatherized construction material has also earned the Martha Washington a Silver LEED Certification.

Housing Commissioner Nick Fish touted the Martha Washington as a crucial milestone in Portland's 10-year-plan to end homelessness. Residents will be able to move into this new affordable housing development at the beginning of July. ■



Interior of Martha Washington unit, nearing the completion of renovation. When completed, modern appliances will be energy efficient, giving way to LEED certification

Recovery Act in Action: Getting to Work

SEDRO WOOLLEY, WASHINGTON - When the Sedro Woolley housing authority, about an hour north of Seattle, was awarded \$189,590 in HUD funds under the American Recovery and Reinvestment Act in the Spring of 2009, it knew exactly what to do with it. And it did not waste any time doing it.

By October, the King County Housing Authority, which is responsible for day-to-day management of the Sedro Woolley authority's units, had completed plans for and broke ground on the renovation of Hillsview, a 60-unit complex for the elderly and people with disabilities. The work was finished in April.

And it was not a small project. Improvements included the installation of energy-efficient lighting; upgrades to interior hallways, lobby areas, and the elevator; and corrections to uneven floors by installing new plywood and carpeting to assist mobility-impaired residents. All fire and apartment entry doors were replaced. Environmentally-responsible products, including low-VOC paints and carpet made from recycled material, were used. In compliance with the requirements of the ARRA legislation, all fixtures and other purchased items were manufactured in the United States.

The residents are very pleased with the changes. "I love absolutely everything that they have done," said resident Joan Mason. "I'm just so grateful that we had this done for us. I feel like it's a gift to us. It's a pleasure to live here."

The larger Sedro Woolley community is also happy. With some 14 workers from a variety of trades being put to work, the renovation "helped to spur our local community and economy,"

said Sedro Woolley Housing Authority Commission Chair Kacy Johnson. "This project was a boon to our business," noted Michael Strom, owner of Old World Construction which served as the general contractor. "Not only did I not have to lay off any workers between October 2009 and January 2010, I ended up hiring six new crew members from the Skagit County area for the duration of the project."



Main entrance of Hillsview, a senior/disabled housing complex receiving ARRA funds

The improvements, secretary to the Sedro Woolley Housing Authority Stephen Norman said, "ensure the longevity of this much-needed public resource" and addressed all of Hillsview's capital needs at once. Had it not been for ARRA funds and the speed with which the Sedro Woolley Authority put them to work, added Norman, "these upgrades would have had to be tackled as three or four separate projects over the course of many years." ■

Maximize Leverage!

HUD's Capital Fund Financing Program (CFFP) represents a viable development strategy for PHA's. CFFP can even be combined with Low Income Housing Tax Credits (LIHTC). See complete CFFP information at: <http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

About LIHTC

The IRS allocates LIHTCs to State Housing Credit Agencies (HCAs). HCAs award those LIHTC to for-profit and non-profit affordable housing developers, including PHAs. Developers use the equity capital generated from the sale of LIHTC to lower the debt burden on tax credit properties, making it easier to offer more affordable housing. Many states also offer LIHTC which can be combined with federal LIHTC to foster even more affordable housing.

LIHTC developments set aside either 40 percent of units for residents earning no more than 60 percent of the area's median income, or 20 percent of the units for residents earning 50 percent or less of the area's median income. Units are subject to rent restrictions regarding the maximum gross rent that can be charged, including an allowance for utilities. Units must be re-



stricted to occupancy by income-eligible households for at least 30 years.

CFFP + LIHTC = LEVERAGE

Consider what combining CFFP and LIHTC could mean to your PHA. HUD's LIHTC database at <http://www.huduser.org/datasets/lihtc.html> contains comprehensive information on 27,410 projects and 1,530,000 affordable housing units placed into service using LIHTC between 1987 and 2005. ■

Capital Funding - Environmental Reviews

Capital Funding is subject to Environmental Review under 24 CFR Part 50 or Part 58. CFP Funds established in LOCCS are placed under threshold review, limiting PHA access to the full amount pending satisfactory completion of the Environmental Review. For more information, visit <http://www.hud.gov/offices/cpd/environment/review/>



Upcoming Environmental Review Training

- Orientation to Sustainable Environmental Assessment (OEA)
- Aug 9-13, 2010 (Chicago)
- February, 2011 (Los Angeles)

Environmental responsibilities under NEPA and other authorities have been delegated by 24 CFR 58 to local governments for many HUD programs, such as CDBG, HOME, NSP, TCAP, subsidized and public housing. The assessment process offers an opportunity to promote sustainability in project design and implementation. This course uses interactive exercises with extensive Q & A to provide participants with the hands-on experience needed to fully understand and perform in the environmental assessment area.

To view agenda & register online go to:

<http://publichealthlearning.com/Modules/Conference/Public/>

To register by phone call 312-996-6904 ■

Changes in Unit Tenant Status in PIC and Notice PIH 2010-6

In April, the recent PIC release added new options for PHAs to enter changes in occupancy status for Public Housing units. PHAs can now enter changes in unit status that were previously processed by the Field Office PIC Coach. Some changes will require HUD approval, while others will not require such approval.

Notice PIH 2010-6, dated March 8, 2010 and entitled “Changes to Unit Reporting in Public Housing Information Center (PIC),” discusses the programmatic changes. Attachment A defines the unit status categories and sub-categories. These categories are used in determining unit months for calculating the Operating Subsidy, so it is important to correctly identify all units not occupied by assisted tenants.

Begin by accessing the Job Aid explaining the process in PIC.

Start at the PIC home page: <http://www.hud.gov/offices/pih/systems/pic/>. Go to **Technical Support**, and then pick: [Development - Entering Unit Tenant Status Changes Job Aid](#) to access the Job Aid for Entering Unit Tenant Status Changes, updated 4/23/2010. The Job Aid discusses the user-initiated changes now possible. Most status changes will still be generated by a 50058, for occupied or vacant units.

The changes now initiated by the PHA are broken into ones requiring no HUD approval and those requiring HUD approval. Units can now be designated as occupied by a non-assisted employee, a police officer, non-assisted over-income tenant, or unauthorized occupied.

Proposed changes in status for actions requiring HUD approval

can also be initiated in PIC. These include vacant HUD-approved units for casualty loss, for natural disaster, and for undergoing modernization. Changes to non-dwelling, administrative uses, resident amenities, and other non-dwelling uses can also be initiated. Be sure to review the definitions for each category in the Notice 2010-6.

Pages 4 through 6 of the Job Aid have step-by-step instructions for making these changes in PIC. Pages 8 through 10 are screen shots showing the steps. The steps taken by a HUD user to approve the unit changes requiring HUD approval may also be reviewed. Page 15, Attachment A of the Job Aid, has information about unassisted over-income tenants.

Remember that some of the changes do require HUD approval, and may also require additional documentation. PHAs are recommended to contact their PHRS or PIC coach to discuss the changes. PIC coaches will receive an automatic email notification of any submissions

This new option will be especially valuable when there are several units being vacated for modernization work, or when resident manager units have changed.

To discuss the changes to the new release or to walk through the process, please call the field office PIC coaches:

Seattle Office - Suzanne Manville at 206-220-6231

Portland Office - Alice Ford at 971-222-2662 or
- Betsy Marsh at 971-222-2664 ■

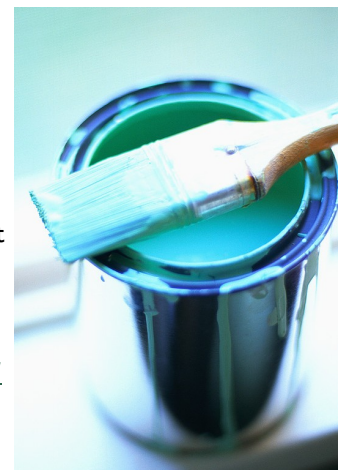
Lead Based Paint Reporting

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) and under the HCV program regulations (24 CFR Part 35.1225(f)).

See complete details for compliance with the Lead Safe Housing Rule, and take advantage of the Housing Choice Voucher Lead Compliance Toolkit at <http://www.hud.gov/offices/adm/hudclips/guidebooks/PIH-2007-101/index.cfm>

Online training is available at: http://www.hud.gov/offices/lead/training/training_curricula.cfm ■



Customer Service Center

Do you **need help solving a complaint?** **have questions on rent calculations?**



- Local Agency Contact Information
- PIH Guidebooks and Notices
 - Public Housing, Section 8, Homeownership fact sheets
- Applicable References to Regulations (CFR)
- HUD Webcasts on DVD

These are just some of the customer services that the PIH Information and Resource Center provides to the General Public, Public Housing/Section 8 Residents, and Housing Agency Staff

Call us now at
1-800-955-2232

or e-mail pihirc@deval.us

Monday through Friday 9am-5pm EST

fax 877-338-2570



Energy Performance Contracting

Energy Performance Contracting (EPC) is an innovative financing technique that uses cost savings from reduced energy consumption to repay the cost of installing energy conservation measures. Normally offered by Energy Service Companies (ESCOs), this innovative financing technique allows users to achieve energy savings without up front capital expenses. The costs of the energy improvements are borne by the performance contractor and paid back out of the energy savings. Other advantages include the ability to use a single contractor to do necessary energy audits and retrofitting to guarantee the energy savings from a selected series of conservation measures.

Learn more today at <http://www.hud.gov/offices/pih/programs/ph/phecc/eperformance.cfm>. This helpful website includes case studies, success stories, training materials and contacts. ■

FSS Coordinator Conferences

Please Note: this year, the Seattle and the Portland Field Offices will be scheduling separate Family Self Sufficiency Coordinator Conferences for housing authorities under their jurisdiction. Dates and locations will be forthcoming. ■

CFP & ARRA Deadlines Fast Approaching!

Do not let a missed deadline jeopardize future CFP availability to your PHA! The 100% expenditure deadline for **2006 CFP** is **07/17/2010**

2010 **CFP + RHF** grant executed amendments due to the FO by **7/12/2010**

The 60% expenditure deadline for **Formula ARRA** grants is **03/18/2011**

The new cycle of required Federal Reporting for ARRA funding begins **July 1, 2010**.

www.federalreporting.gov



Be an Energy Star!

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

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



Northwest Notes Newsletter

Subscribe to this Newsletter

Our Northwest Notes Newsletter is intended to provide helpful information and share knowledge about Public Housing programs throughout the Northwest/Alaska Public Housing family. You can [subscribe to receive this Newsletter via email](#), or manage an existing email subscription. If you missed any prior publication, you can access it at:

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



Section 8 Homeownership

Closings as of 06/14/2010

State	No. of Closings
Alaska	46
Idaho	112
Oregon	99
Washington	196
HUB Total	453

Recently Published Guidance

Federal Register Notices

Document	Date Issued	Title
FR-5383-N-12	2010-06-30	Notice of Proposed Information Collection for Public Comment for the Housing Choice Voucher Program; Application, Allowances for Tenant-Furnished Utilities, Inspections, Financial Reports, Request for Tenancy Approval, Housing Voucher, Portability Information, Housing Assistance Payments Contracts and Tenancy Addenda, Homeownership Obligations, Tenant Information for Owner, Voucher Transfers, Homeownership Contracts of Sale, Information for Additional Renewal Funding, and the Project-Based Voucher Program
FR-5420-N-01	2010-06-30	Notice of Regulatory Waiver Requests Granted for the First Quarter of Calendar Year 2010
FR-5415-N-01	2010-06-11	Notice of Availability: Notice of HUD's Fiscal Year (FY) 2010 Notice of Funding Availability (NOFA); Policy Requirements and General Section to HUD's FY2010 NOFAs for Discretionary Programs

Federal Register Notices (Continued)

Document	Date Issued	Title
FR-5332-C-03	2010-06-11	Notice of Availability: Notice of Funding Availability (NOFA) for HUD's Fiscal Year (FY) 2009 Rental Assistance for Non-Elderly Persons With Disabilities; Correction
FR-5300-FA-25	2010-06-04	Announcement of Funding Awards for the Resident Opportunity and Self-Sufficiency (ROSS)--Service Coordinators Program for Fiscal Year 2009
FR-5413-N-01	2010-05-18	Section 8 Housing Choice Voucher Program—Demonstration Project of Small Area Fair Market Rents in Certain Metropolitan Areas for Fiscal Year 2011
FR-5382-N-11	2010-05-11	Notice of Proposed Information Collection for Public Comment: Study of the Low Income Housing Tax Credit (LIHTC) Program After 15 Years
FR-5376-N-27	2010-05-04	Notice of Proposed Information Collection: American Recovery and Reinvestment Act; Public and Indian Housing Grants Reporting; Comment Request
FR-5414-FA-01	2010-04-22	Announcement of Funding Awards for the Housing Choice Voucher Family Self-Sufficiency Administrative Fee for Fiscal Year 2009
FR-5383-N-07	2010-04-14	Notice of Proposed Information Collection for Public Comment for Housing Choice Voucher (HCV) Family Self-Sufficiency (FSS) Program
FR-5383-N-08	2010-04-14	Notice of Proposed Information Collection for Public Comment; Public Housing Assessment System -- Management Operations Certification
FR-5332-N-02	2010-04-13	Notice of Availability: Notice of Funding Availability (NOFA) for HUD's Fiscal Year (FY) 2009 Rental Assistance for Non-Elderly Persons With Disabilities
FR-5376-N-24	2010-04-08	Public Housing Contracting With Resident-Owned Businesses/ Application Requirements
FR-5382-N-05	2010-04-08	Notice of Proposed Information Collection for Public Comment on the Quality Control for Rental Assistance Subsidy Determinations
FR-5400-N-01	2010-04-02	Notice of Modifications to U.S. Commitments Under the World Trade Organization Government Procurement Agreement To Implement Agreement With Canada Regarding Section 1605 of the Recovery Act (Buy American Requirement) Applicable to Public Housing Capital Fund Recovery Formula and Competitive Grant Programs
FR-5300-FA-09	2010-04-01	Announcement of Funding Awards for the Public and Indian Housing Family Self-Sufficiency Program Under the Resident Opportunity and Self-Sufficiency (ROSS) Program for Fiscal Year 2009

PIH Notices

Notice	Issued	Title
10-24	6-28-2010	Emergency Safety and Security Funding as it Relates to the Omnibus Appropriations Act, 2009 [Public Law 111-8] and the Consolidated Appropriations Act, 2010 [Public Law 111-117]
10-23	6-25-2010	Project-Basing HUD-Veterans Affairs Supportive Housing Vouchers
10-22	6-17-2010	Consolidated Guidance on Disaster Housing Assistance Program - Ike (DHAP-Ike) and Extension Operating Requirements
10-21	5-24-2010	Processing Information for the Submission of Replacement Housing Factor (RHF) Plans
10-20	5-24-2010	Public Housing Development Cost Limits
10-19	5-17-2010	Administrative Guidance for Effective and Mandated Use of the Enterprise Income Verification (EIV) System
10-18	5-10-2010	Revision to HUD Notice PIH 2009-51 PHA Determinations of Rent Reasonableness in the Housing Choice Voucher (HCV) Program - Comparable Unassisted Units in the Premises
10-17	5-7-2010	Extension-Establishing a Micro Purchase Process for Purchases Less Than \$5,000 for Indian Housing Block Grant (IHBG) Recipients
10-16	5-6-2010	Voucher Management System Enhancements and Reporting Requirements
10-15	5-6-2010	U.S. Department of Housing and Urban Development (HUD) Privacy Protection Guidance for Third Parties
10-14	4-28-2010	HUD Funding for Non-Presidentially Declared Natural Disasters
10-13	4-19-2010	Reinstatement and Extension of Notice PIH 2008-12 (HA), Enhanced Voucher Requirements for Over-housed Families
10-12	4-13-2010	Reporting Requirements for the HUD-Veterans Affairs Supportive Housing Program
10-11	4-13-2010	Requests for Exception Payment Standards for Persons with Disabilities as a Reasonable Accommodation



E-Memos (electronic memoranda)

Seattle HUB

Issued	Purpose
06-21-2010	HUD is currently Advertising a Number of Vacancies at the USA Jobs Web site
06-21-2010	U.S. Department of Energy (DOE) Webinar June 22, 2010: Cost-Effective Triple Pane (R-5) and Low-e Storm Windows
06-11-2010	HUD's FY 2010 Notice of Funding Availability (NOFA); Policy Requirements and General Section to FY 2010 NOFAs for Discretionary Programs
06-11-2010	Notice of Funding Availability (NOFA) for HUD's Fiscal Year (FY) 2009 Rental Assistance for Non-Elderly Persons With Disabilities - Correction
06-10-2010	Real Estate Assessment Center (REAC) System Upgrade Release Schedule
06-03-2010	Meeting with PIH Assistant Secretary Sandra B. Henriquez – Transformation of Rental Assistance (TRA)-June 8, 2010, 1:15-2:45 pm
06-03-2010	Public Housing Financial Management Division (PH-FMD) Listserv
06-02-2010	Real Estate Assessment Center Management Technical Assistance for PHAs (REAC AM TA)
05-17-2010	2010 Income Limits Published-Public Housing/Section 8
05-14-2010	Audited Financial Submission Due Date Extension for Public Housing Agencies with Fiscal Year End of June 30,2009
05-05-2010	Financial Assessment Subsystem-Public Housing (FASS-PH) <i>Sql Map Client Error Message and System Response Error Message</i>
04-20-2010	www.StopBullyingNow.hrsa.gov for Youth and Adults
04-20-2010	Guidance: Asset Management Fees for PHAs with One Project
04-15-2010	Notice of Funding Availability (NOFA) for HUD's Fiscal Year (FY) 2009 Rental Assistance to Non-Elderly Persons With Disabilities
04-14-2010	Federal Labor Standards Training for Local Agencies (CDBG/HOME, Indian and Publish Housing Authorities) Pasco, WA – Provided by HUD Office of Labor Relations
04-07-2010	USDA Summer Food Service Program for Children/Youth
04-07-2010	2010 Health Care for Residents of Public Housing National Conference

Portland FO

Issued	Purpose
06-21-2010	FY10 NOFA Policy Requirements and Gen Section to FY10 NOFAS for Discretionary Programs
06-21-2010	Correction: NOFA for HUD's FY9 Rental Assistance for Non Elderly persons with Disabilities
06-21-2010	Dept of Energy 6-22 Webinar: Launches High Efficiency Windows Volume Purchase Program
06-10-2010	Real Estate Assessment Center (REAC) System Upgrade Release Schedule
06-08-2010	PH Financial Management Division (FMD) Listserv Forwarded Message
06-07-2010	Real Estate Assessment Center Asset Management Technical Assistance for PHAs (REAC AM TA)
05-17-2010	Audited Financial Submission Due Date Extension for HAs with
05-11-2010	www.StopBullyingNow.hrsa.gov for Youth and Adults
05-05-2010	Financial Assessment Subsystem–Public Housing (FASS-PH) <i>Sql Map Client Error Message and System Response Error</i>
04-27-2010	PH FY 2010 Quarter II Newsletter
04-20-2010	Guidance: Asset Management Fees for HAs with One Project
04-26-2010	NOFA for HUD's FY 2009 Rental Assistance for Non-Elderly Persons With Disabilities
04-15-2010	Federal Labor Standards Training for Local Agencies (CDBG/HOME, Indian and HAs)-Pasco, WA; Provided by HUD
04-07-2010	2010 Health Care for Residents of PH National Conference
04-07-2010	\$40 Million Available To Local HAs To Assist 5,300 families



Important Dates

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

FYE 3-31 PHAs

- 05-31-2010 MASS Certification due to REAC
- 05-31-2010 Unaudited FASS for FYE 3-31-2010 submission due to REAC

FYE 6-30 PHAs

- 08-29-2010 SEMAP Submission to PIC
- 08-31-2010 Unaudited FASS for FYE 6-30-2010 due to REAC

08-31-2010

MASS Certification due to REAC

FYE 9-30 PHAs

- 06-30-2010 Audited FASS for FYE 09/30/2009 due to REAC and copy of audit due to Field Office
- 07-18-2010 PHA Plan Submission (CFP Performance and Evaluation Reports must be included in Plan)

FYE 12-31 PHAs

- 09-30-2010 Audited FASS for FYE 12-31-2009 due to REAC
- 09-30-2010 IPA Audit due to Field Office
- 10-18-2010 PHA Plan Submission (CFP Performance and Evaluation Reports must be included in Plan)

All PHAs

- 07-12-2010 2010 CFP/RHF Grant Amendments to FO (3 originals signed and dated ACC Amendments)
- 07-16-2010 Any revisions to Public Housing Operating Subsidy eligibility due in SAGIS—Contact Financial Analyst for questions. See [Notice 2009-47](#), Paragraph 5
- 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. Check VMS website for exact submission dates <http://www.hud.gov/offices/pih/centers/fmc/index.cfm>
- 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.

ARRA

- 09/2010 PHAs must obligate 100% of the Competitive Grant award within 12 months of the ACC effective date
- 03/17/2011 PHAs must expend at least 60% of the Formula Grant