



The CA Quarterly Review

Summer 2010

June 21, 2010

North Tampa Housing Development Corporation

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NTHDC is hosting its 2nd annual Owner/Agent Conference on Tuesday, July 20, 2010 at the Crowne Plaza Hotel located at 5303 W. Kennedy Blvd. Tampa, FL 33609. Seating is limited, however seats are available.

To R.S.V.P for this event, please register at www.nthdc.org.

Session topics include: Waiting List and Application Management, Tenant Files and the MOR, Contract Renewals, Rent Adjustments, and Budget Based Rent Increases, Evictions, The EIV System, Safe Communities, and Vouchering Tips and the TRACS System.

HUD will also be hosting a PRAC Budget Training Monday, July 19, 2010 at the Crowne Plaza Hotel from 9:00am –2:00 pm. To R.S.V.P please contact Chris Griffin at 904-208-6150 or email Casantry.I.griffin@hud.gov . Space is limited so make your reservations early.

EIV is Available for Use Once Again

On April 19, 2010, HUD issued a RHIP listserv email stating that EIV was inaccessible due to programming glitches. In the absence of EIV, Owners and Agents were instructed to conduct third party verifications using the Pre-EIV methods. PBCA's were also instructed to not issue any findings due to an owner's inability to use EIV in its entirety. Good News! EIV is back up and running! (sort of) As of June 7, 2010 all Owners and Agents must resume the use of EIV, with a few exclusions. As it stands, the Income Discrepancy Detail Report, Income Discrepancy Detail by Project and the Income Report by Project remain unavailable; however HUD states that they should be corrected by the September EIV release.

“As of June 7, 2010 all Owners and Agents must resume the use of EIV.”

If you receive a “Closed Connection” error message while trying to log in to EIV, wait a few moments and attempt to log in again. Because of the high volume of EIV users, the system is being overloaded. If at all possible, try to log on to EIV before 10:00 A.M EST. The system tends to slow down significantly after 10:00 A.M due to the volume of west coast users. HUD would also like to hear from you. If you experience any data anomalies or other functionality issues during your use of the EIV system, please forward a description of the problem, what report was run and for what property as well as a screenshot, if possible, to Michael Sharkey at michael.a.sharkey@hud.gov.

FY2010 Income Limits Released

On May 14, 2010, HUD released its FY2010 Median Family Income estimates and FY2010 Income Limits. The Income Limits became effective on May 14, 2010

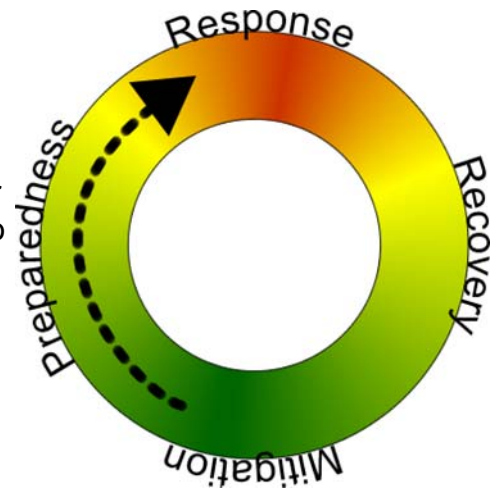
New for FY2010, HUD has removed its “Hold-Harmless” provisions used in the calculation of Section 8 Income Limits. HUD solicited comments on its intentions to remove this policy and the official publication of the Federal Register notice containing HUD's responses to these comments will be published on Monday May 17, 2010. A public preview copy of the notice is available at http://www.federalregister.gov/OFRUpload/OFRData/2010-11638_PI.pdf. This notice, along with all of HUD's FY2010 Income Limits materials, is available at <http://www.huduser.org/portal/datasets/il.html>

Disaster Recovery Guidance for Multifamily Housing After a Presidentially-Declared Disaster

When the President declares a disaster (severe storm, flooding, tornado, fire, hurricane, mudslide etc.), HUD participants must check with the Federal Emergency Management Agency (FEMA) to learn which counties have been designated for disaster recovery and the corresponding declaration dates. This information can be found on the Internet at <http://www.fema.gov/disasters> or by calling the local FEMA office.

In the event of a presidentially declared disaster, HUD will rely upon FEMA eligibility determinations to establish who needs assistance and in what location. Those impacted by the disaster must make an application with FEMA, receive an application number, and obtain a letter of eligibility from FEMA, which specifically describes the type of eligibility. To obtain temporary rental housing, an applicant must have the FEMA letter, which will specify the applicant as displaced from their housing and as eligible for housing assistance.

It is very important that you notify your HUD Project Manager immediately in the event your property has sustained physical damage as a result of fire, flood, wind, or any other natural disaster. The owner must submit a damage report to the HUD Project Manager via fax or owners can email reports to hurricane.mailbox@hud.gov. It is important that you bear in mind all HUD policies required during a disaster. These policies can be found at <http://www.hud.gov/offices/hsg/mfh/disasterguide.cfm>.



Tenants Right to Return:

Residents displaced by a presidentially declared disaster have the right to return to the unit with which they were displaced, however if a tenant signs a lease at an alternative location during the displacement they are no longer considered displaced and is no longer eligible to return. The owner has no further obligation to the resident and may therefore proceed to re-rent the unit. Owners and agents are encouraged to allow residents to return, even in cases where the owner has no obligation to allow the resident to return.

Once a disaster-displaced resident has chosen alternative means of permanent housing, the resident is required to give the landlord notice of termination as outlined by their lease.

Disaster Recovery Guidance ...continued

The resident may need additional time to arrange for their belongings to be moved, and owners are encouraged to be flexible. When disaster-displaced residents have been placed in mass shelters, hotels and other non-permanent housing, owners should make every effort feasible in order to locate the disaster-displaced residents as soon as possible. Owners should also encourage the residents to keep them informed regarding their whereabouts.



Owners are required to inform residents in writing at least 60 days prior to the expected date their unit will be ready for re-occupancy. Residents must respond within 30 days to inform the owner of their intention to return or not. In the event the tenant wishes to return to the unit upon readiness, the owner must give the resident a minimum of 60 days from the date the unit was ready for re-occupancy to re-occupy the unit.

Providing Temporary Housing to Disaster-Displaced Residents:

Owners are required to give a waiting list priority to applicants who are victims of presidentially declared disasters for either temporary or permanent multifamily housing financed under 221(d)(3), 221(d)(3)BMIR, 221(d)(4) and 236 programs. Owners are encouraged to lease units to people displaced by a disaster. HUD recommends a 30-day renewable lease. Disaster-displaced residents must pay market rent for a unit being leased as temporary housing. Since the resident is to pay market rent, there is no need to process income certifications. If a disaster-displaced resident leases a project-based unit permanently, FEMA and other disaster related assistance is excluded from income. The only exception to this rule is in the case where funds are deposited into an account or investment. Remember, disasters can happen at any time. That's why it is of the utmost importance that you have a comprehensive disaster recovery plan. If you already have a plan, you should be updating it at least on an annual basis. All components of your plan should be exercised to the fullest scale, which includes exercising during non-business and weekend hours. Your local emergency management agency, among others, may be able to help you develop, improve and test your disaster recovery plans.

For more information regarding disaster recovery please visit:

www.fema.gov

<http://www.hud.gov/offices/hsg/sfh/nsc/disaster.cfm>

<http://www.floridadisaster.org/>

HUD Issues Updated Chapter 9 of Handbook 4350.1

On May 28, 2010, HUD posted an updated 4350.1 Chapter 9, Monitoring Civil Rights Statutes, Regulations and Program Requirements. This change to the, provides current guidance for conducting civil rights front-end and limited on-site monitoring reviews. Civil rights front-end monitoring reviews are used to evaluate and monitor owner/agent compliance with fair housing and civil rights nondiscrimination requirements in multifamily housing projects. Compliance with the revised Chapter 9 should assist HUD's Office of Fair Housing and Equal Opportunity with identifying current or potential civil rights violations and correcting deficiencies.

“Compliance with the revised Chapter 9 should assistidentify potential civil rights violations”

Highlights of the changes include:

Detailed information regarding Non-discrimination against Individuals with Disabilities in Employment, an Outline of all applicable Civil Rights and Equal Opportunity Laws applicable to the Section 8 Multi Family Housing Program, and Guidance for HUD Project Managers regarding the processing of the Affirmative Fair Housing Marketing Plan.

Owners and Agents are encouraged to review this Chapter carefully to understand their roles in complying with Civil Rights Statutes, Regulations and program requirements. The Chapter is available at: <http://www.hud.gov/offices/adm/hudclips/handbooks/hsg/4350.1/>



NTHDC Training Seminars

North Tampa Housing Development Corporation recently held training seminars for Owners and Agents in Ft. Lauderdale and Tallahassee. Topics covered in the training sessions included: Waiting lists, tenant selection, EIV, Repayment Agreements, Budget Based Rent Adjustments, and Social Security Requirements. We will also be hosting similar conferences in Tampa on July 20, 2010, Jacksonville on September 9, 2010 and Orlando on November 16, 2010. Please R.S.V.P at www.nthdc.org, as seating is limited.

“Please R.S.V.P at www.nthdc.org, as seating is limited.”



Superior!

Congratulations to the following properties who received a Superior Management and Occupancy Review within the last year.

Property Name	Management Agent	Owner
Calvary Towers	SPM, Inc	Calvary Housing, Inc
Shirley H. Gould House	Sharkey and Associates	Federation-Gulfstream housing Inc.
Southlake Towers	ManSerMar, inc	South Atlantic Housing of Brevard
Sunbelt Manor	Gene B. Glick Company, Inc	Sunbelt Manor Associates
Sunshine Villas	Presbyterian Homes and Housing Foundation of Florida, Inc	Presbyterian Homes of South Florida, inc.
B'Nai B'Rith Apartments	SPM, Inc	FL State B'Nai B'Rith Senior Citizens Housing
Progressive Housing	Progressive Housing of Putnam County, Inc.	Progressive Housing of Putnam County, Inc.
Riverside Park Apartments	SPM, Inc	Riverside Park Methodist Apartments, Inc.
Hialeah Residence	Volunteers of America of Florida, Inc.	Hialeah VOA Elderly Housing Inc.
Kings Manor	SPM, Inc	Christ the King Housing Inc.
Lakeview Place	Lakeview Center Inc.	Lakeview Place, Inc.
Los Robles Apartments	Volunteers of America of Florida, Inc.	Volunteers of America
Monaco Arms Apartments II	Monaco Arms, LLC	Monaco Arms, LLC
Manhattan Place	Presbyterian Homes and Housing Foundation of Florida, Inc	Presbyterian Homes of Tampa, Inc.
Orange Blossom Village	ManSerMar, inc	Palm Coast Elderly Housing, Inc.
Federation Plaza	Sharkey and Associates	South Broward Jewish Federation Housing, Inc.

*The above list represents properties receiving a "Superior" score between 4/09 – 4/10



Member Profile: Joe Clements

Joe Clements is a Local Contract Specialist (LCS) in the Jacksonville region and has been with NTHDC for almost six years. Joe is responsible for monitoring approximately forty properties, most of which are located in northeast Florida. Occasionally, Joe will travel to Gainesville, Ocala, Daytona, or way out in the Florida Panhandle to conduct Management Reviews. Joe states, "I like my job very much, and I enjoy helping people and suggesting ideas how Owner/ Agents can make their properties better."

Joe grew up in Jacksonville, FL and attended college at the University of Florida (proud member of Gator Nation). Joe also served in the U.S. Navy during the Vietnam Era. In his spare time, he likes to do volunteer work, read, clean his swimming pool, and do what he can to make this world a better place.



Pictured above: Joe Clements