



## FAQ



In efforts to maintain open lines of communication we would like ideas, comments and topics you would like your TRACS Specialists to address in these newsletters.

Just log on to the MFA website and located in top right hand corner is a link reading FAQ. This link is provided so that you may post any questions you may have for the ASSET MANAGEMENT Department.

## GRC Implementation

Please contact your TRACS specialist Prior to submitting any tenant Data (50059s) or a voucher posting the new rents. Your TRACS Specialist will need to unlock the new rent schedule, other wise the data transmitted will be rejected.

## Partial Certifications

HUD Form 50059 used for resident partial certification. Specifically used for Gross Rent Change (MAT 70), Unit Transfer (MAT 70), Move-out (MAT 40), Termination (MAT 65) Certification.

**NOTE:** If a partial certification has the same effective date as the full certification, the partial certification is not used. The transaction will be incorporated into the full certification as part of a newly created certification or as a correction to a prior certification.

Visit us on the WEB!!

[www.housingnm.org](http://www.housingnm.org)

# In the LOOP with S/8

## MARY ROSS HUD TODAY TRAINING August 25, 2009-Albuquerque

Things are changing fast in the HUD Property Management world!

- A major **TRACS update (202C)**
- **September 30, 2009 changes to occupancy requirements**
- **Changes to the Income calculation**
- **New EIV monitoring requirements**
- **Implementation of the Violence Against Women Act, for Section 8 and 202/8**
- **New Social Security Number requirements (all residents, regardless of age)**
- **New citizenship verification requirements**
- **New leases**
- **Forms changes**

It's a full time job just to stay on top of current occupancy issues and their impact on day-to-day property management. Join Mary Ross for training on new occupancy requirements and the easiest ways to implement these changes to assure continued compliance.

Training includes **sample forms, notices and policies** that can be used to help you develop your own custom documents.

To register for training, visit our web site at [www.rbdnow.com](http://www.rbdnow.com) or contact our Training Coordinator (Larue Marin) at 770-426-0577 or email her at [larue.marin@rbdnow.com](mailto:larue.marin@rbdnow.com).

## Voucher Reported Dates

Since TRACS 202C has gone live, a number of questions have come up about the new certification selection rules that specify when a new certification will appear on a voucher. Everyone needs to understand how the new process works to help eliminate questions about what should and should not be on each month's voucher.

This is not really a radical change; this is just a change to the cut-off date. Previously, the cutoff date was the 10th. Anything created before a voucher was created was included. Now, the cutoff is the 1st. Anything effective after the 1st is moved to the next voucher (regardless of when voucher is processed).

\*The anticipated voucher reported on date is the earliest date the certification transaction will appear on a voucher.

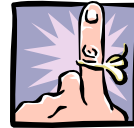
## DOUBLE SUBSIDY



**NOTE:** Should double subsidy occur, assistance will be terminated in the new unit until the MO is received from the previous property. The new unit will become eligible for assistance the day after MO is effective.

**RECOMMENDATION:** Properties need to conduct thorough screening checks on residents coming from other S/8 properties; properties should work together in coordinating MO & MI dates. This will alleviate the double subsidy issue.

## DATES TO REMEMBER



HUD recently issued edits to the Code of Federal Regulations, **24 CFR Parts 5, 92, and 908 Refinement of Income and Rent Determination Requirements in Public and assisted housing Programs: Final Rule**. This document can be found on the following web site: <http://edocket.access.gpo.gov/2009/pdf/E9-1248.pdf>. The implementation deadline was extended to September 30, 2009 via <http://edocket.access.gpo.gov/2009/pdf/E9-6942.pdf>.

Owner/agents have until September 30, 2009 to establish access and develop security and use policies and internal policies and procedures outlining the use of EIV.

### HUD Releases HUD Handbook 4350.3 Revision 1, Change 3

Change 3 to Handbook 4350.3 REV-1, *Occupancy Requirements of Subsidized Multifamily Housing Programs*, was issued on June 23, 2009. The effective date for implementation of Change 3 is August 1, 2009.

Handbook 4350.3 REV-1, CHG-3 is posted on HUDCLIPS at:  
<http://www.hud.gov/offices/adm/hudclips/handbooks/hsg/4350.3/index.cfm>.

### IMPORTANT UPDATE!! Notice Published on the Exclusion of Department of Veterans Affairs Disability Benefits from Annual Income

Please note, that previously, PRACs, PACs, 236 and other non-Section 8 programs were indicated. Now, the notice informs administrators of project-based Section 8 programs

#### Project-based Section 8

- New Construction
- State Agency Financed
- Substantial Rehabilitation
- Section 202/8
- Rural Housing Services Section 515/8
- Loan management Set-aside (LMSA)
- Property Disposition Set-Aside (PDSA)

Of the passage of Housing and Economic recovery Act of 2008 (HERA), for Section 8 programs, any **deferred** Department of Veterans Affairs disability benefits that are received in a lump sum or in prospective monthly amounts by the tenant shall be excluded as annual income. Housing Notice 09-03 can be found at <http://www.hud.gov/offices/adm/hudclips/notices/hsg/>.

Please keep in mind that HUD is not suggesting that all VA disability income is excluded. However, like SSI, delayed benefits are often distributed in one lump sum or in monthly installments. Those **deferred** VA disability payments are excluded. **Regular** VA disability payments are still included in the annual income calculation as indicated in HUD Handbook 4350.3 Revision 1, Change 3, Exhibit 5-1.