



OFFICE OF HOUSING

Office of Multifamily Housing Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT



OFFICE OF HOUSING

HUD MF Update WA AHMA Conference 2023

OFFICE OF MULTIFAMILY HOUSING PROGRAMS

Presented by

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MULTIFAMILY WEST REGION



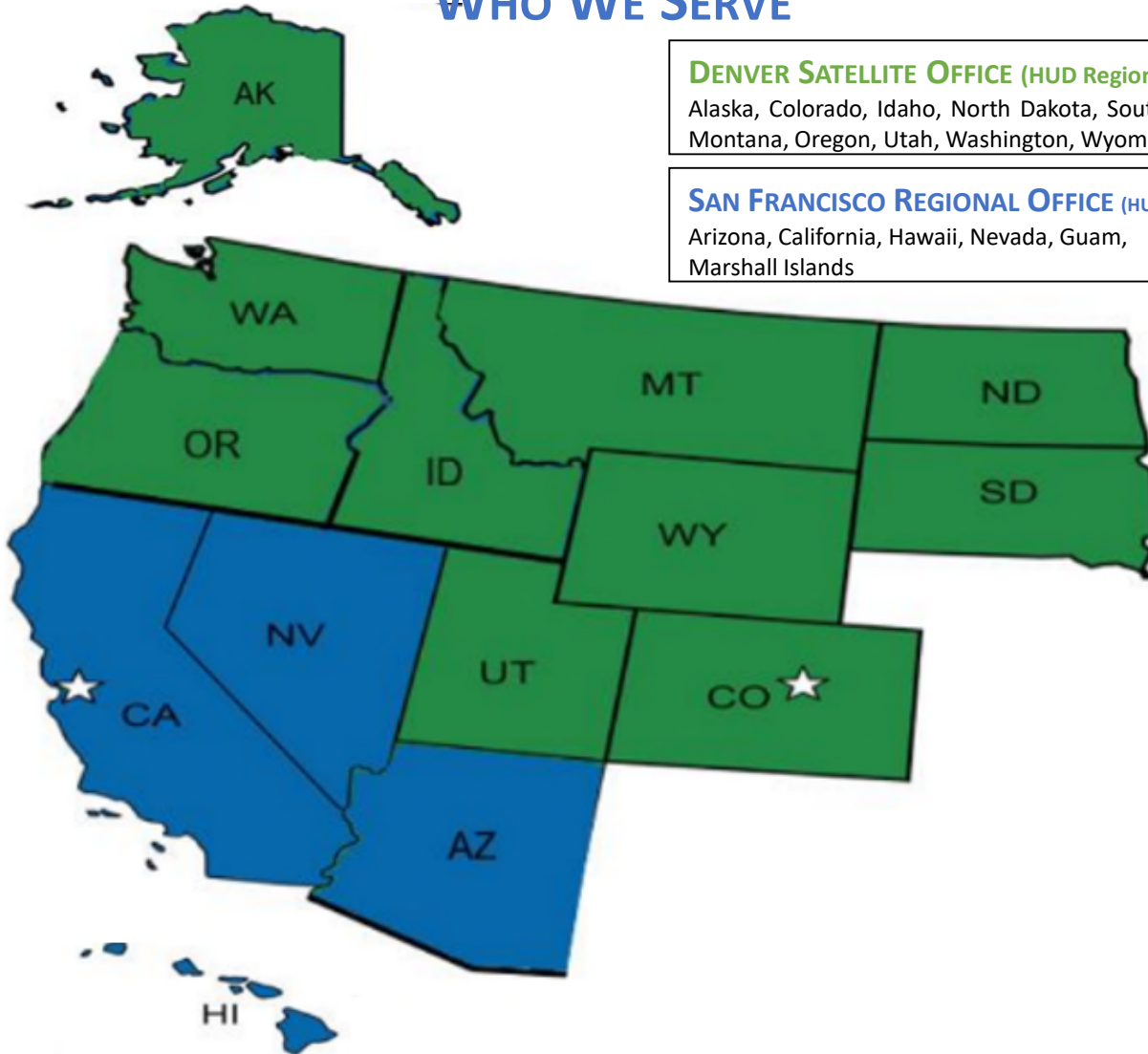
WHO WE SERVE

DENVER SATELLITE OFFICE (HUD Regions 8 & 10)

Alaska, Colorado, Idaho, North Dakota, South Dakota, Montana, Oregon, Utah, Washington, Wyoming

SAN FRANCISCO REGIONAL OFFICE (HUD Region 9)

Arizona, California, Hawaii, Nevada, Guam, Marshall Islands



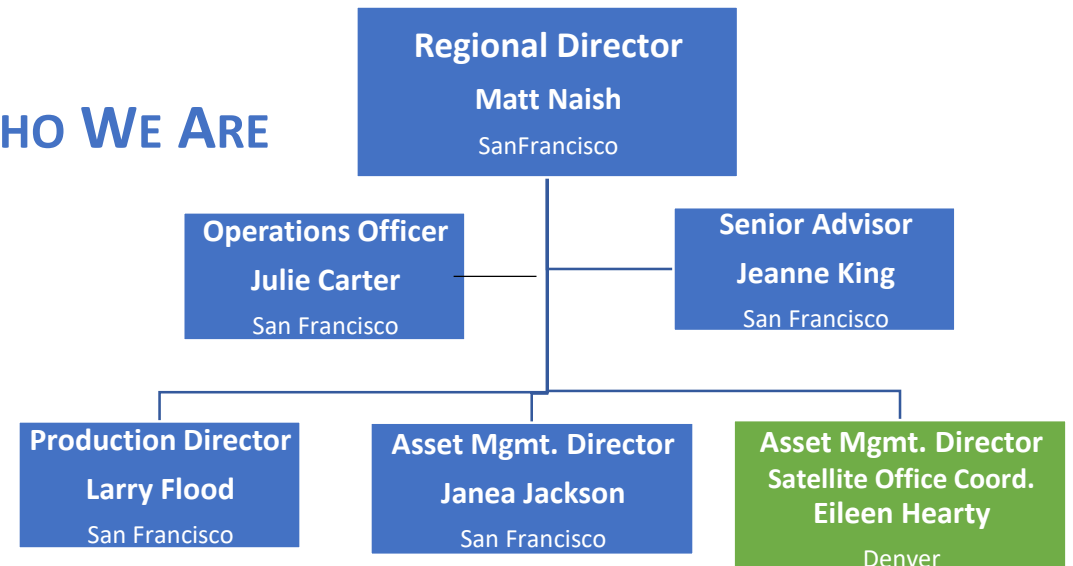
WHAT WE DO

Asset Management provides portfolio oversight of the multifamily housing projects and mortgages under FHA insurance and rental assistance programs.

Production performs quality assurance for underwriting of FHA Insured Mortgages and administers FHA insurance programs.

Operations ensures that our employees have enough access, in-house tools, technical knowledge and reports to perform their duties successfully.

WHO WE ARE



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Resolution Team

Regions 8 & 10

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SUBMIT REQUESTS ELECTRONICALLY



New Work Requests

Requests for processing must be submitted to our centralized mailboxes:

Region 8 & 10 States: DEN.Incoming@HUD.gov: AK, CO, ID, MT, ND, OR_(June 2023), SD, UT, WA, WY

Region 9 States: SF.Incoming@HUD.gov: CA, HI, NV, Guam, Marianas

Include Property Name, Number (contract/FHA), transaction type in Subject Line. Brief description of request in body of email with listing of attachments. R4R releases, Residual Receipt requests, Special Claims, Residual, etc.

*Please contact your AE directly for general guidance, discussion of upcoming transactions, troubleshooting, etc. **AE assignments:** <https://www.hud.gov/states/shared/working/west/mf/ownmgmt/ae>*

Contracts and Funding

Contract renewals ready for execution HUD-administered properties and PRACs emailed from:

Den.Funding@HUD.gov

Service Coordinator Grants

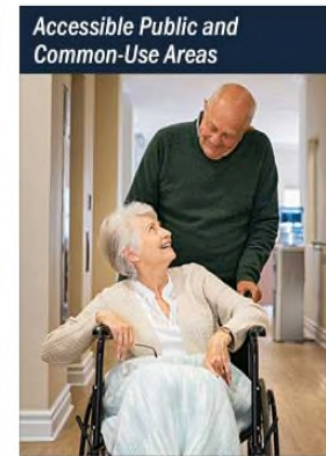
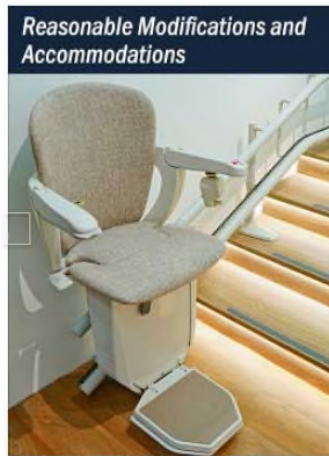
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West.Grants2@hud.gov – CO, MT, OR, ID, ND, SD, WA, WY – Jasmine Baker, Grant Specialist

FAIR HOUSING MONTH



LIVE & SELF-PACED TRAINING



Visit the Fair Housing Accessibility FIRST training calendar for more information.

www.hud.gov/program_offices/fair_housing_equal_opp/accessibility_first_training_calendar

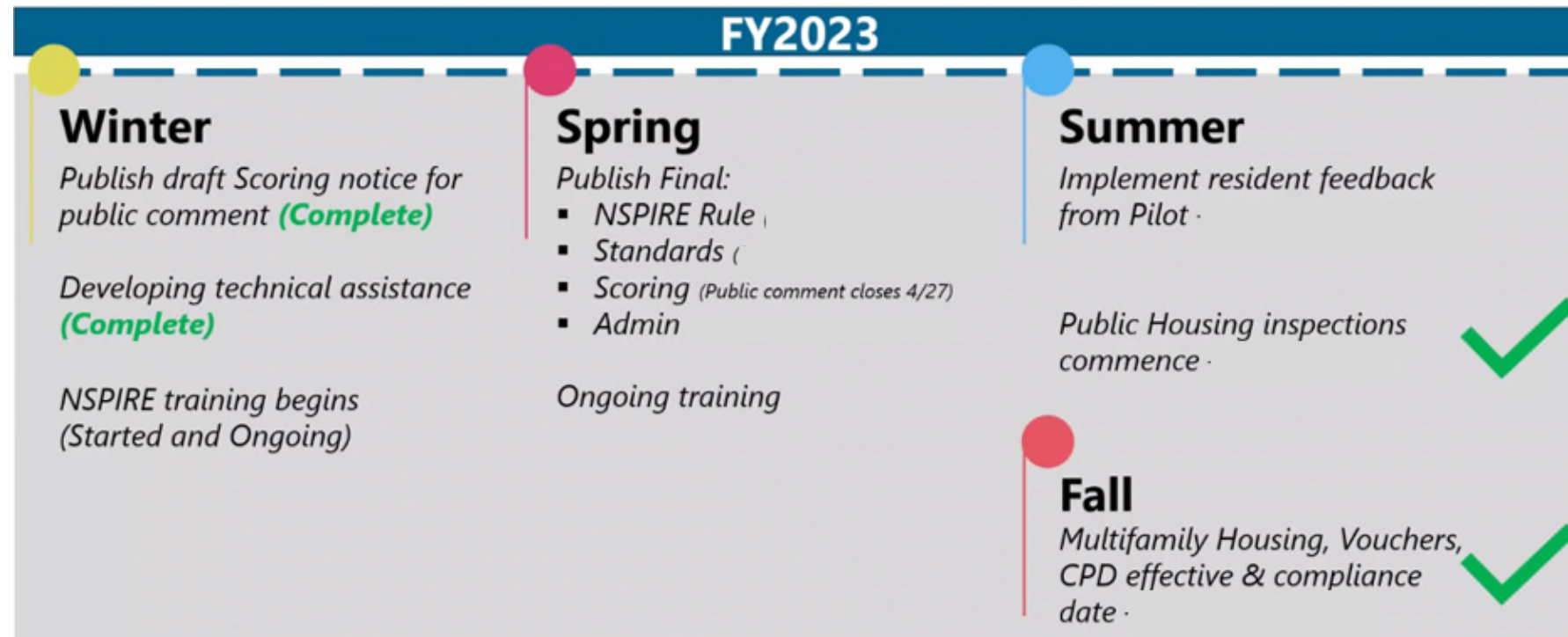
PHYSICAL INSPECTIONS-REAC



UPCS are sunseting and the implementation of **National Standards for the Physical Inspection of Real Estate** is underway.

– **NSPIRE** –

Uniform Physical Condition Standards have been the standards by which to measure the physical condition of properties for over 20 years.



CORE HEALTH & SAFETY FOCUS

Life Threatening



Deficiencies that, if evident in the home or on the property, present a high risk of death or severe illness or injury to a resident.

Severe



Deficiencies that, if evident in the home or on the property, present a high risk of permanent disability, or serious injury or illness, to a resident; or the physical security or safety of a resident or their property would be seriously compromised.

Moderate



Deficiencies that, if evident in home or on property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

Low



Deficiencies critical to habitability but not presenting a substantive health or safety risk to residents.



The eight focus areas are critical to the habitability and safety of residents



DEFECT EXAMPLES



	Outside	Inside	Unit
Life-Threatening	Gas dryer exhaust ventilation system has restricted airflow.	Structural system exhibits signs of serious failure.	Flammable or combustible material is on or near an ignition source.
Severe	A sharp edge that can result in a cut or puncture hazard is present.	Fire labeled door does not close and latch or self-close and latch.	Call-for-aid system is blocked.
Moderate	Trip hazard on walking surface.	Plumbing leak that allows for water intrusion in unintended areas.	Refrigerator component is damaged such that it impacts functionality.
Low	Water runoff is unable to flow through the site drainage system.	Auxiliary lighting component is damaged or missing.	Presence of mold-like substance at very low levels is observed visually.

NSPIRE RESOURCES



[Home](#) / [Program Offices](#) / [Public and Indian Housing](#) / [Real Estate Assessment Center \(REAC\)](#) / National Standards for the Physical Inspection of Real Estate (NSPIRE)



NSPIRE Resources

Have more questions about NSPIRE? Need additional information? Review NSPIRE Resources including printer-friendly factsheets and a multitude of NSPIRE links.

[LEARN MORE](#)



Explore NSPIRE

- › [NSPIRE Official Notices](#)
- › [NSPIRE Mission and Vision](#)
- › [NSPIRE Answers](#)
- › [NSPIRE Concept](#)
- › [NSPIRE Standards](#)
- › [NSPIRE Inspection Types](#)
- › [NSPIRE Inspectable Areas](#)
- › [NSPIRE Terms and Definitions](#)
- › [NSPIRE Demonstration Notice](#)
- › [Voluntary Demonstration Registration](#)
- › [Demonstration Property Selections](#)
- › [NSPIRE Demonstration Resident Engagement Initiative](#)
- › [NSPIRE Stories](#)
- › [NSPIRE News and Events](#)
- › [NSPIRE Webinars](#)

THE BUILDING OF A NEW INSPECTION MODEL – NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE (NSPIRE)

Scoring Notice Update

March 28, 2023 – Request for Comments: National Standards for the Physical Inspection of Real Estate and Associated Protocols, Proposed Scoring Notice. Comment Due Date: April 27, 2023

Try the NSPIRE Score Calculator

The [NSPIRE Score Calculator](#) (MS Excel) helps you estimate a potential NSPIRE score based on the types and locations of deficiencies identified during an NSPIRE inspection. This score only provides an estimate as many factors will impact the actual score generated by a property inspection.



HOUSING OPPORTUNITY THROUGH MODERNIZATION ACT



HOTMA

- Signed into law July 2016 – making changes governing rental assistance programs to streamline administrative processes and reduce burdens on owners
- Final rule to be effective January 2024 – owners must implement revised regulations for all tenant certifications of income.
- Supplemental MFH/PIH Notice to be published to provide additional implementation guidance.
- Key changes:
 - Income
 - Net Family Assets
 - Annual/Interim Reexaminations
 - Mandatory Deductions

HOUSING OPPORTUNITY THROUGH MODERNIZATION ACT



HOTMA cont.

- Forms and System Changes
 - 50059, Model Lease, TRAC
 - Additional guidance will be forthcoming about the timing of submitting January 1, 2024, certifications to TRACS.
- Updates to HUD's Occupancy Handbook 4350.3
- HOTMA webpage on HUD's MFH webpage. Including pre-recorded HOTMA topic webinars: https://www.hud.gov/program_offices/housing/mfh/hotma . The webpage is updated with new resources, including training, as they become available.
- Questions can be sent to MFH_HOTMA@hud.gov the mailbox is checked and responded to regularly.

NEW FUNDING OPPORTUNITIES



Section 202

- Published the FY2022 NOFO for \$174.6 million of which \$15 million is for intergenerational dwelling units (IDU).
- Planning the FY2023 NOFO for later this year. Approximately \$110 million (\$25 million for IDU)
- Additional items of note:
 - Notice 2022-05 – phasing in of 5-year terms
 - Notice 2023-02 – Supportive Service Plans and Supportive Service Funds (\$15/unit/month

Section 811

- Planning to publish NOFO Capital Advance for approximately \$80 million in summer of 2023.

Service Coordinator

- HUD is planning to publish a Service Coordinator NOFO in late summer 2023. Approximately \$45 million+ of carryover funding will be used to fund 190 grants for three-year terms.

NEW FUNDING OPPORTUNITIES



Green and Resilient Retrofit Program

- The GRRP will provide funding to owners of HUD-assisted buildings (PBRA and PRAC)
- Funding will be provided towards rehab to make properties more energy efficient, greener, and/or more resilient to natural disasters
- Approximately \$1 billion in total funding provided through the Inflation Reduction Act
- The Housing Notice and Notice Of Funding Opportunity should be out within the next month.

Tenant Education and Outreach

- Approximately \$10 million in funds to support tenant capacity building at eligible existing PBRA Section 8 through the Tenant Education and Outreach program.
- Process of developing and strengthening skills, abilities, process, and resources that tenants and tenant organizations need to be active partners in the preservation and improvement of their housing communities.
- FY2023 NOFO is planned.

CONTRACT FUNDING



Unique Entity Identity (UEI) Number

- [Housing Notice H 2023-1](#), “Unique Entity Identifier Replaces Dun & Bradstreet Data Universal Numbering System for Identification of Federal Awards”.
- Owners and/or grantees must register their unique entity identifier (UEI) with [SAM.GOV](#). The UEI replaced the DUNS Number on April 22, 2022

DocuSign

- Implementing DocuSign in conjunction with Section 8 contracts. The benefit of this is quicker turnaround times between signatures and it’s a more secure method to transport documents with signatures rather than just via the email. Several PBCAs involved in testing phases – including CMS.
 - The Management Agent/Owner does not need their own DocuSign Account to review or sign documents within DocuSign - simply access the document from the email received from Denver Funding team me.
 - if O/A still operates by fax or mail and does not have an email set up, they must create an email account.
 - HUD is aware of where the contract is at all times, based on the recorded history in DocuSign.
 - All parties get the contract at the same time once it has been executed.

ASSET MANAGEMENT POLICY UPDATES



Publication (March 29, 2023) a [Housing Notice](#) providing guidance on the policy for submission and review of Capital Needs Assessments (CNAs) required for 10-year updates for FHA-insured properties, Rental Assistance Demonstration (RAD) conversions, and several eligible asset management milestones.

- After 90 days from the date of publication of this notice, use of the CNA eTool is required for all CNA submissions, with a limited number of exceptions identified within the notice.

Publication (March 27, 2023) an updated version of [Chapter Nine](#) of HUD's Section 8 Renewal Policy Guidebook. Effective May 1, 2023. Substantive changes have been made *only* to Chapter 9 on Rent Comparability Studies, and include:

- Streamlining contract renewal process by making it easier for owners to submit an RCS
- Clarifying the changes under which contract rents reflect the value of amenities and services provided to residents.

ASSET MANAGEMENT POLICY UPDATES



- An OAMPO memorandum “Fire Hazards and Prevention Tips for Electric Scooters and Bikes...” was disseminated on February 2, 2023. The memo and accompanying [flyer](#) spread awareness on fire hazard prevention best practices for electric scooter and bikes.
- February 2023 HUD published the [Advanced Notice of Proposed Rulemaking Notice](#) (Federal Register) . The announcement gives advanced notice to multifamily stakeholders that HUD intends to migrate towards a single Section 8 program regulation and HAP contract. Comments were due April 3, 2023.
- Posted ***draft*** [Housing Notice](#) on bifurcating Section 8 PBRA contracts - standards for HUD approval of bifurcation requests and processes for implementing approved requests. The two standards proposed are for a) bifurcation to be necessary to support preservation and asset management and b) the owner to be in good standing.

MULTIFAMILY WEST REGION



CONTACT US:

Den.Incoming@hud.gov

www.hud.gov/states/shared/working/west/mf

AE ASSIGNMENTS:

<https://www.hud.gov/states/shared/working/west/mf/ownmgmt/ae>

UPDATE PROPERTY CONTACT INFORMATION

https://forms.office.com/Pages/ResponsePage.aspx?id=xSRVYekizUuokxGApT_HskB81tXHm4lBln-uPTIWYyZUQ0tTUzlaSTk2MzVTQVNMSVFBMzRSUjRUWS4u&wdLOR=cF80DD670-7B0A-4D5F-88A8-A513718E737D



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https://public.govdelivery.com/accounts/USHUDFHA/subscriber/new?qsp=USHUDFHA_3%22%20\t%20%22_blank