

Compliance Workshops a Success!

The IHFA Compliance Department would like to thank all of our partners who attended the 2009 workshops around the state. We completed 11 classes this year in five locations and trained over 330 people on the Section 8 and Tax Credit/HOME regulations. We had a larger number of attendees this year than last, and could not have done it without you. If you have feedback that would assist us in the planning for next year's workshops, please send your suggestions to heatherw@ihfa.org



HUD Revises and Republishes the Refinement of Income & Rent Determination Requirements in Public & Assisted Housing Programs Final Rule

On October 15, 2009 HUD revised and republished the final rule. The comment period that has since closed. There are significant changes to the rule. If you have not read the new proposal, you can access it at: <http://edocket.access.gpo.gov/2009/pdf/E9-24809.pdf>

HUD Republishes the VAWA Notice and Gives Clarification

On October 30, 2009 HUD re-published the VAWA Housing Notice and gave some clarification via the RHIIP listserv. The following issues were clarified:

- The statute's applicability is not gender specific and the Notice does **not** state that it applies only to women. There are several references to "he/she" when referring to the tenant as being a victim of domestic violence, dating violence or stalking.
- The VAWA Lease Addendum must be signed by every adult member of the household. Additional lines may be added to the addendum to accommodate multiple signatures.
- The Certification of Domestic Violence, Dating Violence or Stalking (HUD Form 91066) which is also an attachment to the Notice does **not** need to be signed by every adult member of the tenant's household along with the VAWA Lease Addendum.

Please ensure that your files are in compliance with this clarification prior to your 2010 MOR.

The IHFA Holiday Schedule is as follows:

Thursday, December 24, 2009	Office closes at 3:00pm
Friday, December 25, 2009	Office closed
Thursday, December 31, 2009	Office closes at 3:00pm
Friday, January 1, 2010	Office closed

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New Auditor Assignments for 2010

IHFA has published the auditor assignments and MOR schedule for 2010. If you want to know your IHFA auditor for 2010, or which month your MOR is scheduled, please go to our website at: http://www.ihfa.org/multifamily_section8.asp for a complete list.

No Social Security COLA Adjustment for 2010

On October 15, 2009 the Social Security Administration released information about the Cost of Living Adjustment (COLA) for the coming year. 2010 will be the first year without an automatic COLA increase since 1975. You can print the COLA Fact Sheet by accessing the Social Security Administration website at:

<http://www.ssa.gov/pressoffice/factsheets/colafacts2010.htm>

For additional information about the 2010 COLA go to: <http://socialsecurity.gov/cola>

The Compliance Monitor

EIV Mandatory January 31, 2010

EIV is mandatory for all owners/agents of Project Based Section 8 housing effective January 31, 2010. If you do not currently have access to EIV you must begin the process of attaining access now in order to be in compliance with the January 31, 2010 effective date. If you are having problems gaining access or do not know where to start, please contact Heather Wiedenfeld at (208) 331-4868 or heatherw@ihfa.org for assistance with this process. As everyone in the nation must meet this requirement, it is extremely important that you not wait until the last minute to begin.

New HUD Form 92006 Effective December 15, 2009

The HUD Form 92006 implementation date is effective December 15, 2009. Please remember that all those on your wait list as of this date must be offered the opportunity to complete this form at move in. All applicants to your site on or after this date must be offered the opportunity to complete this form at application. HUD also states that you should offer all current residents the opportunity to complete this form at their next annual recertification.



Implementation of Chapter 6 of the 4350.1 Delayed

HUD has delayed the implementation of the revisions to Chapter 6 of the 4350.1 to March 1, 2010. For those sites that have Management Reviews in January and February 2010, please note that the old method of rating will be used. IHFA has not seen the revised chapter, but will inform owners and agents when it is available for review.

Clarification on Repayment Plans



IHFA recently reviewed the EIV Q&A, and we found the following question pertaining to repayment agreements:

Q #58: "...Can a CA refuse to pay the O/A (allow the O/A to adjust the voucher) if the resident refuses to enter into a repayment agreement?"

A #58: "No, a CA cannot refuse to pay the O/A if the resident refuses to enter into a repayment agreement..."

Please note that it is not required to have an executed repayment plan in place in order to make the manual adjustment to the voucher.

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If you have any questions or concerns regarding any of these reminders, please feel free to contact your compliance auditor by phone or email, or the Compliance Department at (208) 331-4707 or compliance@ihfa.org.