



# Buzz from the Bluegrass

Issue #29

3rd Quarter 2010

## CLEM'S CLAUSE



Things are heating up!

As we enter the dog days of summer and the end of our Federal Fiscal Year things are certainly heating up! We have been advised by HUD Headquarters that from now until September 30, 2011 we have three central priorities in the Office of Public Housing. They are:

- 1) The leasing of public housing apartments,
- 2) Maximizing the utilization of Housing Choice Voucher units and funding, and
- 3) Continuing to work with both formula and competitive ARRA funds.

So what does that mean to all of you? We are going to be asking all Kentucky housing providers to look at your housing resources and try to take all necessary steps to increase occupancy levels. This may entail looking at apartments that are off line that may be returned to occupancy and/or ways of reducing unit turnaround time both from a maintenance and leasing time perspective. We are requesting that you look at all avenues to allow for the maximum number of apartments statewide to be available to income eligible families. Fortunately, occupancy levels of public housing units in the State rank among the highest in the country. Let's see what we can do to improve our already high levels.

Voucher leasing update – The 41 agencies that operate the Voucher program in Kentucky assist over 33,000 families across the State. Housing Choice Voucher utilization is one of our top three priorities and while it appears most Kentucky agencies have a very good handle on their finances, this is an on-going challenge. Please work with your assigned HCV specialist in this office and our FMC partner (Brenda Carl) on any financial/utilization issue. Let's keep utilization in the State where it is now ranking with the highest in the country!

ARRA update – Kentucky received \$52,042,820 in formula American Recovery and Reinvestment Act (ARRA) Act Capital Fund Formula funding. Over 80% (\$41,425,735) had been disbursed through the end of June. Thanks and keep up the good work. With the emphasis, amount, and complexity of the ARRA funding we continue this month with our “ARRA You Ready” section of the newsletter which will cover all things procurement.

Marcia is still in Memphis on a special assignment. Lastly, it is with tremendous sadness that I announce that Ted Toledo has decided to retire. I know many of you have great Ted stories and memories. In addition to all of his work that has left a positive impact on many of your housing authorities, I will always remember Ted's quick wit and beautiful singing voice that have graced many of our KHA functions. Thanks Ted!

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## Mark Your Calendars!!

### FSS Coordinator Conference

August 10 - 11  
Lexington, KY

### KHA Annual Conference

September 12 - 15  
Bowling Green, KY

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## REGULATORY NOTICE UPDATES

These are all of the PIH Notices, Federal Registers, and Code of Federal Regulations that have been published since the last edition of this newsletter. Should you require more information or have additional questions about any listed, please contact our office. All these publications can be found at <http://www.hud.gov/offices/adm/hudclips/index.cfm>.

Please note that on a regular basis, you will receive notice via email from our office when a notice is issued that we feel you should be made aware of immediately. We hope this information is helpful.

**PIH NOTICES:** web site <http://www.hud.gov/offices/pih/publications/notices>

### 2010 Notices

Notice	Issued/Expires	Subject/Purpose
<a href="#">PIH 2010-25 (HA)</a>	Issued: July 7, 2010 Expires: July 31, 2011	<b>Timely Reporting Requirements of the Family Report (form HUD-50058 and form HUD- 50058 MTW) into the Public and Indian Housing Information Center</b> - The purpose of this Notice is to establish timeframes for timely reporting of the form HUD-50058 into the Public and Indian Housing Information Center (PIC), explain PIC modifications and clarify Family Self-Sufficiency (FSS) reporting requirements. [...]
<a href="#">PIH 2010-24 (HA)</a>	Issued: June 28, 2010 Expires: June 30, 2011	<b>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]</b> - This Notice provides guidance to public housing agencies (PHAs) seeking Emergency Capital Needs funding for safety and security measures. This Notice provides instructions regarding the application and funding process for emergency safety and security funding.
<a href="#">PIH 2010-23 (HA)</a>	Issued: June 25, 2010 Expires: June 30, 2011	<b>Project-Basing HUD-Veterans Affairs Supportive Housing Vouchers</b> - The purpose of this Notice is to reinstate <a href="#">Notice PIH 2009-11</a> on the same subject with significant revisions to Section 3. [...]
<a href="#">PIH 2010-22 (HA)</a>	Issued: June 17, 2010 Expires: June 30, 2011	<b>Consolidated Guidance on Disaster Housing Assistance Program - Ike (DHAP-Ike) and Extension Operating Requirements</b> - This Notice reinstates both Notices <a href="#">PIH 2008-38 (HA)</a> and <a href="#">PIH 2008-45 (HA)</a> , which have expired. Please note that most deadlines mentioned in the two Notices have elapsed.
<a href="#">PIH 2010-21 (HA)</a> ▶ <a href="#">Related attachment</a>	Issued: May 24, 2010 Expires: May 31, 2011	<b>Processing Information for the Submission of Replacement Housing Factor (RHF) Plans</b> - This Notice provides processing information for PHAs regarding the submission of a streamlined RHF Plan. By following these processing instructions, a PHA will meet the requirements of section 9(j) of the U.S. Housing Act of 1937, as amended (the Act) and 24 CFR Parts 905 and 941. [...]
<a href="#">PIH 2010-20 (HA)</a> ▶ <a href="#">Related attachment: TDC Limits</a>	Issued: May 24, 2010 Expires: May 31, 2011	<b>Public Housing Development Cost Limits</b> - The Purpose of this Notice is to: a. Explain procedures for establishing public housing development cost limits. b. Transmit the Total Development Cost (TDC) limits for FY 2010.

[PIH 2010-19 \(HA\)](#)

Issued: May 17, 2010  
Expires: May 31, 2011

**Administrative Guidance for Effective and Mandated Use of the Enterprise Income Verification (EIV) System** - This Notice provides Public Housing Agencies (PHAs) with administrative guidance related to the mandated use of HUD's Enterprise Income Verification (EIV) system, as required in accordance with the new HUD regulation, 24 CFR §5.233 [...]

**Related attachments:**

- ▶ [Attachment 1](#)
- ▶ [Attachment 2](#)

[PIH 2010-18 \(HA\)](#)

Issued: May 10, 2010  
Expires: May 31, 2011

**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** - This Notice revises and supersedes certain guidance put forth in HUD [Notice PIH 2009-51](#), regarding rent reasonableness requirements in the Housing Choice Voucher (HCV) program. [...]

[PIH 2010-17 \(TDHE\)](#)

Issued: May 7, 2010  
Expires: May 31, 2011

**Extension-Establishing a Micro Purchase Process for Purchases Less Than \$5,000 for Indian Housing Block Grant (IHBG) Recipients** - This Notice extends [Notice PIH 2009-14 \(TDHE\)](#), same subject, which expires on May 31, 2010 for another year, until May 31, 2011.

[PIH 2010-16 \(HA\)](#)

Issued: May 6, 2010  
Expires: May 31, 2011

**Voucher Management System Enhancements and Reporting Requirements** - This Notice announces that four new data reporting fields are being added to the existing Voucher Management System (VMS). The system is currently used by Public Housing Agencies (PHAs) to report their monthly leasing and expense information in connection with the Housing Choice Voucher (HCV) program.

[PIH 2010-15 \(HA\)](#)

Issued: May 6, 2010  
Expires: May 31, 2011

**U.S. Department of Housing and Urban Development (HUD) Privacy Protection Guidance for Third Parties** - This notice informs all Public Housing Authorities (PHAs) about their responsibilities for safeguarding personally identifiable information (PII) required by HUD and preventing potential breaches of this sensitive data. [...]

[PIH 2010-14 \(HA\)](#)

Issued: April 28, 2010  
Expires: April 30, 2011

**HUD Funding for Non-Presidentially Declared Natural Disasters** - This Notice provides guidance to public housing authorities (PHAs) regarding the implications of the repeal of Section 9(k) of the Housing Act of 1937 on Presidential and non-Presidentially declared natural disasters.

[PIH 2010-13 \(HA\)](#)

Issued: April 19, 2010  
Expires: April 30, 2011

**Reinstatement and Extension of Notice PIH 2008-12 (HA), Enhanced Voucher Requirements for Over-housed Families** - This Notice reinstates and extends [Notice PIH 2008-12](#), which expired February 28, 2009. Procedures contained within PIH Notice 2008-12 remain in effect for Federal Fiscal Year 2009 and 2010 until superseded by subsequent HUD Directive or guidance.

[PIH 2010-12 \(HA\)](#)

Issued: April 13, 2010  
Expires: April 30, 2011

- ▶ [Related attachment](#)

**Reporting Requirements for the HUD-Veterans Affairs Supportive Housing Program** - The purpose of this Notice is to inform and update those public housing agencies (PHAs) that have been awarded HUD-Veterans Affairs Supportive Housing (HUD-VASH) vouchers (which will further be referred to in this Notice as initial PHAs) as well as those receiving PHAs that administer HUD-VASH vouchers under portability of the reporting requirements related to this program in order to track its success. [...]

[PIH 2010-11 \(HA\)](#)

Issued: April 13, 2010  
Expires: April 30, 2011

**Requests for Exception Payment Standards for Persons with Disabilities as a Reasonable Accommodation** - The purpose of this notice is to extend (with minor revisions) [Notice PIH 2008-13](#) which provided guidance on the process for review and approval of special payment standards under the Housing Choice Voucher program as a reasonable accommodation for a family with a person with disabilities. [...]

[PIH 2010-10 \(HA\)](#)

Issued: March 31, 2010  
Expires: March 31, 2011

**HQS Inspections for the Housing Choice Voucher Program and Guidance Related to Electrical Outlets** - This Notice reviews the existing Housing Quality Standards (HQS) requirements and existing guidance that Public Housing Agencies (PHAs) may rely upon when conducting inspections. It also offers additional guidance on what types of three-prong electrical outlets an inspector should consider acceptable under HQS.

**FEDERAL REGISTERS: web site <http://www.hud.gov/offices/adm/hudclips/fr/>**

DOCN	Date	Title
FR-5376-N-51	20100615	Section 8 Random Digit Dialing Fair Market Rent Surveys
FR-5332-C-03	20100611	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-5376-N-50	20100608	Energy Conservation for PHA-Owned or Leased Project-Audits, Utility Allowances
FR-5376-N-49	20100608	Operating Fund Subsidies Allocation Formula
FR-5300-FA-25	20100604	Announcement of Funding Awards for the Resident Opportunity and Self-Sufficiency (ROSS)--Service Coordinators Program for Fiscal Year 2009
FR-5383-N-10	20100526	Notice of Proposed Information Collection for Public Comment Public Housing Agency Plan Revisions To Implement Requirements for Certain Qualified Public Housing Agencies Under the Housing and Economic Recovery Act (HERA) 2008
FR-5374-N-11	20100518	Buy American Exceptions Under the American Recovery and Reinvestment Act of 2009
FR-5413-N-01	20100518	Section 8 Housing Choice Voucher Program—Demonstration Project of Small Area Fair Market Rents in Certain Metropolitan Areas for Fiscal Year 2011
FR-5323-N-03	20100517	Final Notice on Ending the "Hold-Harmless" Policy in Calculating Section 8 Income Limits Under the United States Housing Act of 1937
FR-5376-N-34	20100517	Monthly Report of Excess Income and Annual Report of Uses of Excess Income
FR-5376-N-27	20100504	Notice of Proposed Information Collection: American Recovery and Reinvestment Act; Public and Indian Housing Grants Reporting; Comment Request
FR-5380-N-20	20100422	Notice of Proposed Information Collection: Comment Request; Section 811 Supportive Housing for Persons With Disabilities Capital Advance Application Submission Requirements
FR-5414-FA-01	20100422	Announcement of Funding Awards for the Housing Choice Voucher Family Self-Sufficiency Administrative Fee for Fiscal Year 2009
FR-5383-N-07	20100414	Notice of Proposed Information Collection for Public Comment for Housing Choice Voucher (HCV) Family Self-Sufficiency (FSS) Program
FR-5383-N-08	20100414	Notice of Proposed Information Collection for Public Comment; Public Housing Assessment System -- Management Operations Certification
FR-5332-N-02	20100413	Notice of Availability: Notice of Funding Availability (NOFA) for HUD's Fiscal Year (FY) 2009 Rental Assistance for Non-Elderly Persons With Disabilities
DN-5321-N-03	20100409	Notice of Change in Definitions and Modification to Neighborhood Stabilization Program (NSP)
FR-5300-FA-09	20100401	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
FR-5374-N-10	20100401	Buy American Exceptions Under the American Recovery and Reinvestment Act of 2009
FR-5383-N-04	20100331	Notice of Proposed Information Collection for Public Comment; Allocation of Operating Subsidies Under the Operating Fund Formula: Data Collection
FR-5383-N-05	20100331	Notice of Proposed Information Collection for Public Comment; Energy Conservation for PHA-Owned or Leased Projects—Audits, Utility Allowances
FR-5213-FA-02	20100331	Announcement of Funding Awards for the HUD-Veterans Affairs Supportive Housing (HUD-VASH) Program for Fiscal Years (FY) 2008 and 2009
FR-5386-N-01	20100331	Privacy Act of 1974; Notice of Modification of Existing Computer Matching Program Between the Department of Housing and Urban Development (HUD) and the Social Security Administration (SSA): Matching Tenant Data in Assisted Housing Programs
FR-5376-N-20	20100326	Notice of Submission of Proposed Information Collection to OMB; Emergency Comment Request; Housing Choice Voucher Program (Voucher Management System Enhancements and Reporting Requirements)

**CODE OF FEDERAL REGULATIONS: <http://www.hud.gov/offices/pih/regs/index.cfm>**

There is also a wealth of knowledge that is accessible by calling the local HUD Office. We are here to work with you and for you. Other additional important numbers are:



FHA Resource Center (Single Family) 800-225-5342  
Handbooks, Notices & Forms 800-767-7468  
Housing Counseling Agencies (HUD-app) 800-569-4287  
HUD Homes for Sale (Pyramid Real Estate) 877-451-4680  
Legal Aid Network of Kentucky 866-452-9243

Ext. 332 for homebuyer packet  
[www.hudclips.org](http://www.hudclips.org)  
Enter zip for nearest agency  
[www.hud.gov/homes](http://www.hud.gov/homes)  
[www.kyjustice.org](http://www.kyjustice.org)

# ARRA YOU READY

(American Recovery & Reinvestment Act of 2009)

Submitted by Ms. Mary Mayrose



## Procurement! Open and Fair Competition!

When President Obama signed the American Reinvestment and Recovery Act (ARRA) in February 2009, Public Housing Authorities were given over \$4B in Capital Fund Recovery Act dollars. As all Field Offices across the country began the remote review process of the ARRA grant dollars, it became apparent that PHAs are in need of technical and training assistance in **ALL** procurement activities.

The Basics of Procurement include: 24 CFR 85.36 which governs procurement activities at Public Housing Authorities; your PHA's Procurement Policy and Procedures which set directives and administrative responsibilities; the HUD Handbook 7460.8 REV. 2 which provides administrative and managerial guidance; the PIH Notices and other guidance which provide additional directives; and State and local laws which if more stringent, override Federal Law, except for the provisions found in the American Recovery and Reinvestment Act (ARRA) of 2009.

Procurement regulations fall under 24 CFR 85.36 and are to be followed in all procurement activities for capital funds, operations, and grant funded actions. Every PHA is to have a Procurement Policy with clear sections included and approved by the Board of Commissioners through a Board Resolution. Because of ARRA, PHAs were required to add an ARRA amendment to their policy stating requirements as presented in PIH Notice 2009-12, PIH Notice 2009-31, and the ACC. This amendment was to be approved by Board Resolution as well. Here at the Louisville Field Office, we reviewed all 105 KY PHA Procurement Policies and ARRA Amendments.

Included within your Procurement Policy, your PHA should have Procurement Procedures in place. These procedures are to provide step by step instructions on how to procure goods and services under the KY statute thresholds as well as the Federal threshold. These procedures will provide a guide on procurement planning and the process to follow whether small purchase procurement (<\$20,000 in KY) or through Sealed Bid, Competitive Proposal, and/or Non-competitive Proposal methods.

A Procurement Tenet: Per 24 CFR 85.36(b) (8), PHAs shall award procurements only to responsible contractors possessing the ability to perform successfully under the terms and conditions of a proposed procurement

The Procurement Training held in Lexington, KY and Bowling Green, KY in July 2010 covered all of the requirements, processes, and procedures that your PHA is to follow in all procurement actions. If you were unable to attend the trainings offered, please be sure to contact your technician and discuss TA opportunities available to you in procurement activities. We will provide additional procurement tenets in upcoming Newsletter articles. The training materials will also be posted on KHA's website in the near future.



# "PIC" n's from Barbara



The next grouping will be the 9/30 PHAs.

## **PLEASE, REMEMBER!**

As a reminder, all PHA PIC Security Administrators with a FYE of 9/30, should go into PIC and make sure all staff responsible for PIC submissions and EIV data extracts remains "ACTIVE" PIC. Once in PIC, review the Security Administrations.

### **When you don't have active user access to PIC, you will not have access to EIV!**

If you don't have active user access, perform the following steps:

- a. Go into PIC Security Administration
- b. In Security List select the drop down box of "User Status"
- c. Select all; you will see a list of all PHA users.
- d. Any user who's M-ID appears as depicted below; will need to have their access modified.

(exp) M19031

- e. Select each individual who you want to re-activate.
- f. In the upper right corner of the screen you select "modify user access".
- g. Modify the dates
  - Effective Start Date:\*** 09/01/2010 (This coincides with your FYE)
  - Expiration Date:\*** 08/31/2015
  - User Status:\*** This is a drop down box: change to active.
- h. Change the "User Status" to "ACTIVE".

\*The actual user must access the PIC system by COB of the day their access has been modified or the system will make them inactive again!





U.S. Department of Housing and Urban Development Office of Public and Indian Housing  
**Special Attention: NOTICE: PIH-2010-25 (HA)**

**Subject:** Timely Reporting Requirements of the Family Report (form HUD-50058 and form HUD-50058 MTW) into the Public and Indian Housing Information Center

FYI! If you have not read this notice; you must do so ASAP! The purpose is to establish timeframes for the reporting of the form HUD-50058 into PIC. The notice reads in part as follows: The Department has determined that reports must be submitted no later than **60 calendar days** from the effective date of **any** action recorded on line 2b of the form HUD-50058 or form HUD-50058 MTW. HUD will monitor timeliness of reporting and may sanction a PHA for late reporting. PHAs are also required to submit a form HUD-50058 **each time** the PHA takes an action (particularly an interim reexamination) that corresponds to an applicable code in Section 2a of form HUD-50058 or form HUD-50058 MTW.

**2010-25 Additional FYI!**

**A. Issuance of Voucher (action code 10).**

In the next PIC release scheduled for September 2010, the Department intends to modify the PIC system to prevent (first by warning and then by fatal edit) the submission of an action code 1 (New Admission), action code 2 (Annual Reexamination) when line 12b or 21c = y indicating that the family is moving into a new unit, action code 3 (Interim Reexamination) where line 12b or 21c = y, action code 4 (Portability Move-in) and action code 7 (Change of Unit), without prior submission of a form HUD-50058 or form HUD-50058 MTW with action code 10 (Issuance of Voucher).

**B. Family Self-Sufficiency (FSS) Reporting Requirements.**

This Notice also intends to clarify the reporting requirements for the FSS program. FSS reports of all types must also be submitted within **60 days** of the effective date of the FSS action reported in 17c or 23c, respectively.

**We encourage all PHAs to review the notice in its entirety!**



## *Changes to Unit Reporting in IMS-PIC B&U Data*

In the *April edition* of the Bluegrass News we reviewed Notice PIH 2010-6(HA) which outlines the changes affecting unit status reporting. Those changes are in full force now and as you adapt to the changes, so are we. However as a reminder:

1. Only HUD Field Office staff can designate a unit as an exception unit.
2. Perform inventory assessments of your B&U data at least quarterly.  
Make sure all of your buildings, unit types and bedroom counts are correct.

We would like to direct you to a helpful tool that is posted on the PIC Home page.

- 1 - First select “Technical Support” (Job Aids and Help).
- 2 - Then select “Development”-Entering Unit Tenant Status Changes Job Aid.

The URL: <http://www.hud.gov/offices/pih/systems/pic/ts/jobaid-utsc.pdf>

Department of Housing and Urban Development  
Office of Public and Indian Housing (PIH)



Public and Indian Housing  
Inventory Management System (IMS-PIC)  
Job Aid for Entering Unit Tenant Status Changes  
UPDATED: APRIL 23, 2019

As always, please contact our office first to address your IMS-PIC system needs. You may also contact Mr. Eric Jackson in addition to me.

Enjoy the rest of your summer!



Respectfully submitted,

*Barbara L. Finch,*  
Louisville Field Office  
PHRS-PIC Coach



# HOMEOWNERSHIP INFORMATION

(Submitted by Ms. Sonja Redmon)

Hello All:

Please take a minute to reconcile these numbers which I have cut and pasted from HUD's Homeownership page: <http://www.hud.gov/offices/pih/programs/hcv/homeownership/>.

I realize that many of "us" have different numbers than are reflected here, but these numbers are taken from PIC at a point-in-time and may or may not be as accurate as your latest update. However, I do suggest that if you have entirely divergent numbers to please call or email me and I will try to reconcile them with you. We have been working for many years now on ensuring that our numbers in PIC are as accurate as possible and I am interested to know what your records indicate.

Thanks for your hard work and let me know if you need technical assistance or other assistance. You can reach me by email at [sonja.j.redmon@hud.gov](mailto:sonja.j.redmon@hud.gov) or by phone at (502) 618-8146.

HA Code	HA Name	HVO 2005	HVO 2006	HVO 2007	HVO 2008	HVO 2009	Totals HVO	Totals FSS	Totals MTW	Totals Cumulative	First HVO Closing Year
KY001	Louisville	14	28	25	7	0	108	10	49	167	2003
KY003	Frankfort	0	0	0	1	1	3	0	0	3	2008
KY004	Lexington	0	7	11	3	4	28	0	0	28	2006
KY008	Somerset	0	2	2	3	0	14	0	0	14	2004
KY011	Hopkinsville	1	0	2	1	0	5	0	0	5	2005
KY012	Henderson	0	0	1	0	1	2	0	0	2	2007
KY015	Newport	6	8	3	3	0	25	0	0	25	2004
KY021	Cynthiana	0	0	0	2	0	2	2	0	4	2008
KY047	Campbellsville	1	0	0	0	0	2	0	0	2	2003
KY105	Jefferson	0	2	0	0	0	2	0	0	2	2006
KY121	Pike County	0	1	0	1	0	2	0	0	2	2006
KY130	Lexington	1	7	3	0	0	15	0	0	15	2004
KY131	Hajc-City of Louisville	0	3	0	0	0	3	0	0	3	2006
KY132	City of Richmond	9	0	0	0	0	18	0	0	18	2004
KY133	City of Covington	5	3	4	7	2	28	0	0	28	2004
ky135	Boone County	3	4	11	5	1	24	2	0	26	2005
KY136	Campbell County	1	1	0	0	0	2	0	0	2	2005
KY137	Paducah CDA	0	3	6	8	10	31	2	0	33	2006
KY140	Paris CDA	4	1	1	3	1	12	0	0	12	2004
KY141	Pineville/Bell County CDA	1	1	0	3	0	5	0	0	5	2005
KY142	Ashland CDA	0	0	0	1	2	3	0	0	3	2008
KY157	Floyd County	0	0	0	0	0	0	2	0	2	
KY160	Cumberland Valley	0	0	3	0	0	4	3	0	7	2007
KY161	Appalachian Foothills	2	0	0	1	3	7	3	0	10	2004
KY171	Bowling Green CDA	2	2	4	5	1	17	4	0	21	2004
KY901	Kentucky Housing Corporation	4	5	5	7	7	36	11	0	47	2004
	Total	54	78	81	61	33	398	39	49	486	



# YOURS IN GREENING

Submitted by Ms. Mary Mayrose



## **Water Savings! Going Green in Kentucky Public Housing!**

Going green doesn't just mean energy efficiency as it relates to electricity or the use of natural gas service to buildings. It also means water savings.

Water is our most important resource and we have to be careful with the use and protect water tables and water sources not only in our homes and businesses but in our communities as well. North America has 7 percent of the world's population and 15 percent of its fresh water, but we are wasting this bounty; within 10 years, scientists predict water shortages in 36 U.S. states. Water conservation often also conserves fossil fuels. Easy places to conserve are in laundry, dishes and personal hygiene, which make up 50 to 60 percent of indoor water use (toilets and leaks make up the rest). Efficient fixtures and appliances can reduce use up to 35 percent. And about 50 percent of landscape water, a third of total use, goes to waste. (Can you say Rain Barrels?). Municipal water requires a complex infrastructure of filtration, storage and delivery. If a population expands, its system's capacity must expand. This has environmental and financial costs: Where will the water come from? Who and what suffers from removing it? Conservation can reduce these expansions.

Consider installing water saving devices in all of your units on all faucets and showerheads, including any kitchen areas in community room spaces. Also install water efficient toilets within your units and save over 25% on your water utility cost.

In relation to energy savings consider installing tankless water heaters through-out your project. To understand the savings and benefits of a tankless water heater system, consider how a standard water heater works. A storage water heater consists of 40 to 80 gallon glass tank that's wrapped in insulation and encased in steel. Cold water enters the tank and is heated by a gas burner or electric heating element that starts every time the water temperature inside the tank drops below a predetermined setting, usually around 120°F.

An advantage of a tankless model is that by using a device known as a heat exchanger, it heats up water on demand, rather than maintaining a 24-hour per day hot water reservoir. In natural gas water heaters, the heat exchanger consists of a combustion chamber surrounded by pipes through which water circulates. In electric models, high temperatures are created by an electric heating element. When a hot water faucet is turned on, cold water flows through pipes in the wall of the heat chamber. The burner or electric heating element turns on and the flowing water rises from 50°F to 120°F very quickly.

Tankless water heaters are fairly compact units that come in two varieties: household-size units or much smaller point-of-use models, called "under-the-sink" models. Like storage water heaters, household-size units are connected to a natural-gas or propane line or electric line and a cold-water line. Some models can even be fed solar-heated water, which dramatically reduces their workload and saves even more money. Most tankless water heaters last more than 20 years, and the easily replaceable parts extend their lives even more, reports the Office of Energy Efficiency and Renewable Energy.

***Here are some pros and cons for your Tankless decision:***

### **Pros:**

- Efficient (no standby losses in energy)
- Provides endless hot-water supply with no waiting for the tank to heat up
- Uses less fuel; produces fewer air pollutants
- Durable, long lasting and easy to repair
- Compact; some models can be used with solar hot-water heaters

### **Cons:**

- Cost substantially more than storage water heaters
- Not as widely available as storage water heaters
- May not meet all hot-water needs if demand exceeds instantaneous output (typically 2 to 5 gallons per minute)
- May not work well with hard water
- Should be installed by professionals
- Models with pilot lights waste some energy.

### ***When selecting a tankless water heater, consider the following:***

- Physical size. Will the model fit in the location you have in mind?
- Output. How many gallons of hot water will it produce and how much do you need at any one time?
- Fuel type. Natural gas and propane generally produce fewer pollutants than electric models powered by nuclear or coal.
- Energy efficiency. Obviously, the higher the efficiency the better.
- Cost of purchase and installation.
- Pilot light. Does the water heater have a pilot light, and how much gas does the pilot light consume? Models with electronic ignition are best.

Another energy efficiency and savings measure is to promote the use of clothes lines on your developments. Several housing authorities through-out Kentucky have clothes lines set in concrete on the property. Restrung or rewire the lines, paint the posts bright cheery colors or have a project by project competition of the best looking clotheslines and provide clothespins for your tenants to encourage their use. Dryers can use up to 30-35% of the electricity usage generated on a family's utility bill. Besides, there's nothing much better than the smell of clean clothes dried after coming off the outdoor line.

Parts of this article, reprinted with permission from *Natural Home* magazine.

If you have any green/sustainable ideas you'd like to share with other housing authorities, please let me know and we'll focus on them in this column next quarter.

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## What's New on EIV?

Submitted by Mr. Ted Toledo

The Office of Management and Budget (OMB) has approved the revised Enterprise Income Verification (EIV) System User Access Authorization Form (HUD-52676) and this form has an assigned approval number of OMB 2577-0287. Consistent with previous notifications by [PIH.RHIIP.TA@HUD.GOV](mailto:PIH.RHIIP.TA@HUD.GOV), all PHAs and S8 HCV Agencies are required to use this form effective immediately (please destroy all previous versions of this form). This form includes changes in designations and assignment of roles that would enable PHAs and Section 8 Agencies the capacity to "Enter/update/delete debts owed to PHAs & adverse termination information of former tenants," which is also part of the new EIV requirement. If you have already submitted this new form on behalf of your EIV Users, please disregard this notification. If not, please complete a revised form for each of your EIV staff, consistent with previous notifications by HUD Washington. This new form and instruction sheet are available through the EIV Homepage. You may access this homepage through its hyperlink as follows:

<http://www.hud.gov/offices/pih/programs/ph/rhiip/uivsystem.cfm>.

Thanks in advance for your cooperation.

# Preservation, Enhancement and Transformation of Rental Assistance

Submitted by Ms. Sonja Redmon

*Inquiring minds want to know - What is PETRA/TRA?*

The Preservation, Enhancement, and Transformation of Rental Assistance Act of 2010 (PETRA) is proposed to **(not yet funded)** authorize the conversion of public and assisted housing properties to long-term property based rental assistance under Section 8 of the U.S. Housing Act. Participation in the programs authorized by this legislation is entirely *voluntary* and up to each public housing agency (PHA) and assisted owner. Basically, PETRA reflects HUD's commitment to developing a reliable, long term solution to preserve affordable housing, support affordable housing reinvestment and neighborhood revitalization efforts, and bring enhanced opportunities and choice to residents. By transforming rental assistance (TRA) HUD proposes to:

- ▶ Preserve HUD funded public and assistance housing (please note the PRESERVE)
- ▶ Enhance housing choice for residents
- ▶ Streamline HUD's rental assistance programs

## Transforming Rental Assistance

This initiative is guided by five fundamental principles:

**Streamline and simplify--** The complexity of HUD's programs is part of the problem. TRA is intended to move properties assisted under these various programs toward a more unified funding approach, governed by an integrated, coherent set of rules and regulations that better aligns with the requirements of other of federal, state, local and private sector financing streams.

**Change the funding structure to leverage capital --** The key to meeting the current and ongoing capital needs of HUD's public housing portfolio lies in shifting from the federal capital and operating subsidy funding structure we have today to a federal project-based subsidy that lenders understand and that can be used to leverage additional capital from public and private sources.

**Bring in the market --** Bringing market investment to all of our rental programs will also bring market discipline that drives fundamental reforms. Only when our programs are truly open to private capital will we be able to attract the mix of incomes and uses and stakeholders necessary to create sustainable, vibrant communities.

**Encourage resident choice --** It's wrong that residents of public and assisted housing cannot choose where they want to live unless they give up the rental assistance that they need. TRA reflects HUD's commitment to complementing resident choice with the benefits that a reliable, property-based, long term rental assistance subsidy can have for neighborhood revitalization efforts and as a platform for delivering social services.

**Target the Neediest Families --** Lastly, HUD must continue to target its rental assistance resources on the neediest families. TRA maintains the targeting and affordability requirements embedded in programs under the U.S. Housing Act.

This program is still unfunded for FY2011; however, HUD HQ anticipates its full funding, or close to it, during the budget negotiations taking place on the Hill. There is more information regarding PETRA at: [http://portal.hud.gov/portal/page/portal/HUD/fy2011budget/signature\\_initiatives/transforming\\_rental\\_assistance](http://portal.hud.gov/portal/page/portal/HUD/fy2011budget/signature_initiatives/transforming_rental_assistance)

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# DID YOU KNOW? (SEMAP)

(Submitted by Ms. Sinae Thompson)

1. Did you know the deadline date for SEMAP certifications for housing authorities with the fiscal year ending June 30, 2010 is quickly approaching? All certifications must be submitted via internet by August 29, 2010.
2. Did you know that there are two SEMAP indicators for which you must submit documentation to the Louisville Field Office in order to receive points? Those indicators are #7, Expanding Housing Opportunities and #15, De-concentration Bonus.
3. Did you know that Indicator #7, Expanding Housing Opportunities only applies to PHAs with jurisdiction in metropolitan Fair Market Rent (FMR) areas? In order to receive points for this indicator, submission of the following documents must be submitted to the Louisville Field Office:
  - A written policy encouraging participation by owners of suitable units located outside areas of low income or minority concentration
  - The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.
  - The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.
  - The PHA's information packet for certificate and voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration
  - The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.
  - The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.
4. Did you know that you can earn extra points if your PHA operates in a metropolitan Fair Market Rent (FMR) area? Indicator # 15, De-Concentration Bonus is optional for those PHAs that are in a

metropolitan FMR area. To receive points for this indicator, submission of the following documents must be submitted to the Louisville Field Office:

- Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;
- The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;
- The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

5. Did you know that only one of the three requirements above for indicator #15 must be met to receive the 5 points?

If you would like to learn more about the SEMAP process, please refer to 24 Code of Federal Regulations (CFR) Part 985. If the documentation for these indicators is not received in the Louisville Field Office within 10 calendar days of the SEMAP Certification deadline submission date, points will not be awarded.

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## *Retirement Congratulations*

Farewell/goodbye due to retirement scheduled on July 29, 2010:

It has been great to work with the Kentucky PHAs and Section 8 Agencies. Thank you all for your trust and confidence in me over the years. As I conclude my career at HUD, my best wishes go to all Kentucky Authorities/Agencies. May we see each other again in the near future.

Best regards,

Ted Toledo



A thank you goes out to Mr. Ted Toledo, Ms. Mary Mayrose, Ms. Sonja Redmon, Ms. Barbara Finch, and Ms. Sinae Thompson for taking time out of their busy schedules to provide information for this quarter's newsletter.

## *Until Next Quarter.....*