

Kentucky Housing Partner



April 2007

Louisville Multifamily Program Center

Volume 17, No. 2

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IF APRIL SHOWERS... BRING MAY FLOWERS, WHAT DO MAYFLOWERS BRING?

We are coming up on one of Mr. HUD's favorite times of the year. The month of May starts with the Kentucky Derby and all its pomp and festival, parades, fast horses, beautiful women in extravagant hats, traditional food and drink, and cashable tickets at the track (Mr. HUD always cashes a ticket on Derby Day). It ends with a frenzy of tossed aside books, pens, paper and shoes, to a cacophony of squeals, giggles and the driving beat of Alice Cooper's "School's Out For Summer" (Mr. HUD is still a kid at heart).

Smack in the middle of May is the annual Multifamily Housing Conference at the Galt House. Mr. HUD is always glad to see his fans from HUD, KHC, SAHMA, Owners, Agents, managers, maintenance people, and other hangers on and accept their accolades. The theme is a good one this year, although

not the best. Mr. HUD keeps pushing for the "Down On the Farm" theme and can't understand why it hasn't been used yet. The conference planners are probably saving it for the last conference before Mr. HUD moves on to the big assisted living facility in the great beyond.



In preparing for this year's western theme, Mr. HUD has perfected his John Wayne swagger, his Clint Eastwood sneer and his Jim Arness quick draw (Mr. HUD outdrew Marshall Dillon at the beginning of Gunsmoke every week for years). He went through some old trunks in the attic and pulled out a couple of outfits from his days driving cattle up the trail. Most amazing of all, Mr.

Continued on Page 10

ANNOUNCEMENT

**DAVID WILLIAMS
HAS BEEN NAMED
SUPERVISORY PROJECT
MANAGER**

**DAVID'S CONTACT
INFORMATION**

**PH: (502) 582-6163,
EXTENSION 268**

**EMAIL:
DAVID_WILLIAMS@HUD.GOV.**

FUTURE EIV UPDATES

THE OFFICE OF HOUSING WILL CONTINUE TO KEEP YOU INFORMED OF EIV SYSTEM UPDATES, INTERRUPTIONS, AND FAILURES THROUGH THE CONVERSION OF THE TENANT ASSESSMENT SUBSYSTEM (TASS) TO EIV THROUGH THE FULL IMPLEMENTATION OF EIV FOR MULTIFAMILY HOUSING USERS.

THESE UPDATES CAN BE FOUND AT: <http://www.hud.gov/offices/hsg/mfh/rhiip/eiv/sysupdates.cfm>.

MULTIFAMILY HOUSING RENTAL HOUSING INTEGRITY IMPROVEMENT PROJECT (RHIIP)

JOIN THE RHIIP LISTSERV!!

The Multifamily Housing RHIIP Listserv was established to provide the latest RHIIP related news, occupancy tips and other items of information for the stakeholders of the various HUD subsidized multifamily programs. If you are interested in subscribing to the Listserv, please visit: www.hud.gov/subscribe/maillinglist.cfm. The weekly postings will be archived on the Multifamily RHIIP webpage after every five postings.

The RHIIP website is: <http://www.hud.gov/offices/hsg/mfh/rhiip/mfhrhiip.cfm>.

SOCIAL SECURITY DATA MATCHING UPDATE

As some of you know, one of the changes that will occur when EIV is fully implemented is that Social Security and Income discrepancy messages will be maintained in EIV and TRACS Social Security errors will be phased out.

However, in order to ensure that owner/agents continue to receive critical income matching information during EIV implementation, HUD decided to continue to match SSA data within TRACS through fiscal year 2007. *Please keep in mind that HUD's fiscal year end is September 30.*

Currently, information is compared in both TRACS and EIV. In the future, income matching and resulting errors will only be available to those of you using EIV.

If you are experiencing difficulties with the EIV system, please contact the Helpdesk personnel for assistance at (800) 767-7588.

**GET YOUR
RHIIP
UPDATES
HERE!!**

NEW ITEMS ON THE RHIIP WEBSITE:

- The Special Claims Processing Guide Frequently Asked Questions have been updated and were posted on February 26, 2007.
- The new income limits for FY 2007 effective March 20, 2007, have been posted at: <http://www.huduser.org>.

OWNERS/AGENTS — HEAR YE! HEAR YE!

There have been several updates to many forms. You can find some of these updates on HUDclips at: www.hudclips.org.

Updated forms to check out:

- Form HUD-9250—Reserve Fund for Replacement Authorizations
- Form HUD-935.2A—Affirmative Fair Housing Marketing Plan (Multifamily)
- Form HUD-1141 — “Applying for HUD Housing Assistance? *Think About This... Is Fraud Worth It?*”

**Please be sure that you all use the updated forms
to ensure prompt approval from your local HUD office!!**

Douglas/Elkhorn Apartments

HUD recently joined the Pike County Affordable Housing Development Corporation to celebrate the grand opening of Douglas/Elkhorn Apartments. The new affordable housing community consists of two sites with a total of 24 one-bedroom units for very low-income elderly individuals. Sixteen apartments are located on Douglas Parkway in Pikeville, and the other eight units are located on Russell Street in Elkhorn City.

Douglas/Elkhorn Apartments was developed under HUD's Section 202 Supportive Housing for the Elderly Program with an interest-free capital advance of \$1,950,500. The capital advance remains interest-free and does not need to be repaid as long as the housing remains available to very low-income elderly people for at least 40 years. In addition to the capital advance, HUD provided a Section 202 Demonstration Pre-development Grant in the amount of \$116,051 to cover any upfront expenses related to the development of the project prior to initial closing. Without this grant funding, such costs would not be reimbursable until closing or would have to come from other funding sources. Residents will not be required to pay more than 30 percent of their income toward their housing expense. These low rents are made possible by HUD's agreement to provide Project Rental Assistance of up to \$70,900 annually to supplement the rental income received from the residents.

The Douglas/Elkhorn community is a stellar example of HUD's grant programs working together to develop affordable housing for very low-income seniors. Additional development funds of \$155,000 were provided by the Pike County Housing Authority under the Stewart B. McKinney Homeless Assistance Act. The McKinney Act was landmark legislation. It was the first (and is still) the only major federal legislative response to homelessness.



(Above top) The 16-unit building located on Douglas Street in Pikeville; (Above bottom) The 8-unit building located on Russell Street in Elkhorn City.



(Left) Ribbon cutting ceremony at Elkhorn site. Roxanne Blakenship (City Councilwoman); Gaye Newsome (Executive Director of Pike Co. Affordable Housing Development Corp, Inc.); John Hayes (Deputy Judge Executive); Bill Powell (Mayor); Wayne T. Rutherford (County Judge); Charles Shive (HUD); Toni Canterbury (Board Member); and Joan Potter (Housing Chair).



(Left) Ribbon cutting ceremony at Douglas site. Gaye Newsome (Executive Director); John Hayes (Deputy County Judge); H. Keith Hall (County Attorney); Vernon Johnson (Magistrate); Wayne T. Rutherford (Judge Executive); Charles Shive (HUD); Toni Canterbury (Board Member); and Joan Potter (Board Chair).

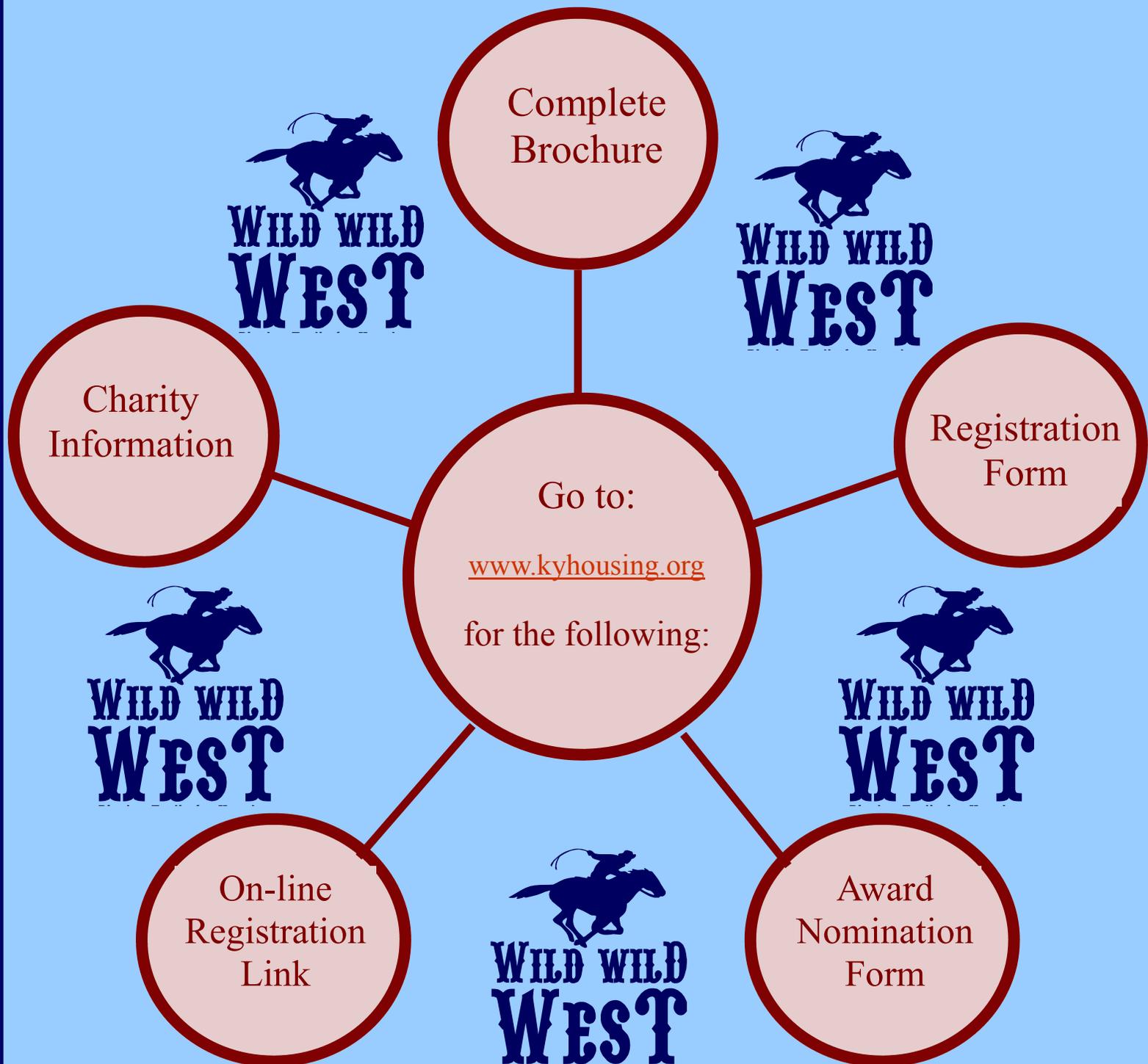
THE MANY FACES OF SHEILA JOHNSON...

A FAREWELL TO SHEILA JOHNSON,

Sheila Johnson retired March 31, 2007, with over 28 years of Federal Service. She joined HUD in 1991 as a member of the Administrative Division staff at the Louisville Field Office. From there she advanced to the Single Family Division and finally to the Multifamily Division. While in Multifamily Sheila worked in both Asset Management and Production. Sheila has always been a joy to work with and seemed to always have some sort of adventure to share with fellow staff members. Sheila and her great sense of humor will be greatly missed. Mr. HUD and the rest of the HUD staff wish Sheila the best in her retirement.

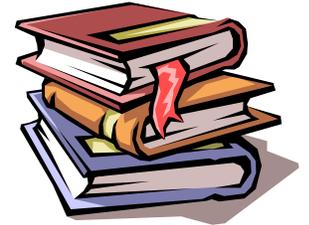


2007
MULTIFAMILY
HOUSING CONFERENCE





STUDENT ELIGIBILITY



QUESTION & ANSWERS

(EVERYTHING YOU COULD POSSIBLY ASK ABOUT THE NEW STUDENT RULES)

WE KNOW THAT EVERYONE HAS BEEN CONCERNED ABOUT FOLLOWING THE CORRECT PROCEDURES TO MEET THE NEW STUDENT ELIGIBILITY REQUIREMENTS. HERE IS A WEBSITE THAT WILL TAKE YOU TO 21 PAGES OF Q & AS JUST FOR THAT!!

[HTTP://WWW.HUD.GOV/OFFICES/HSG/MFH/RHIIP/MFHRHIIP.CFM](http://www.hud.gov/offices/hsg/mfh/rhiip/mfhrhiip.cfm)

THERE'S A NEW SHERIFF IN TOWN!

JANET ESTEY HAS DECIDED TO RETURN TO GOOD OLE' HOME SWEET HOME FROM MEMPHIS, TN. JANET'S NEW TELEPHONE NUMBER IN THE LOUISVILLE MULTIFAMILY PROGRAM CENTER IS:
**(502) 582-6163,
EXTENSION 365.**



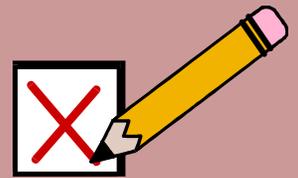
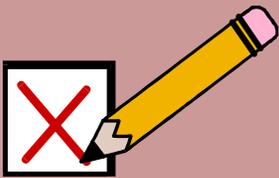
TRACKING KENTUCKY'S ENERGY EFFICIENT ACTIVITIES IN MULTIFAMILY HOUSING

As part of our efforts to promote energy efficiency and the use of energy saving devices, we are tracking the energy saving activities taking place at your properties.

ON FUTURE REPLACEMENT RESERVE REQUESTS AND RENT INCREASE OR ADJUSTMENT APPLICATIONS INDICATE THE USE OF ENERGY STAR APPLIANCES AND THE USE OF ENERGY STAR COMPLIANT MATERIALS AND PRACTICES.

To further this goal, we will consider options to capitalize energy efficiency improvements including flexible use of reserves, rent increases, budget adjustments, or other suitable asset management strategies for financially viable properties.

Call your project manager today and tell them about your energy efficient activities.

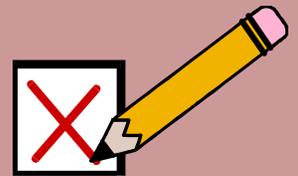
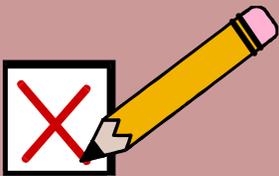


Service Coordinator Notes

The purpose of the Service Coordinators in Multifamily Housing Program (SC) is to assist the elderly and individuals with disabilities to obtain specific community-based supportive services they need to continue living independently. HUD provides three-year grants to owners of eligible housing projects to employ and support a SC program. Eligible projects are those that were designed for the elderly or persons with disabilities and continue to operate as such. The grants provide funding for eligible costs, including salary and fringe benefits for the employment of a SC, quality assurance, training and travel, supplies and materials, and other administrative costs.

The FY 2007 SC grant funding was announced through a Notice of Funding Availability (NOFA) on March 13, 2007. Approximately \$3.5 million in funds are available for new Service Coordinator programs. There is a mandatory electronic grant application process and the awarding of the grants is conducted through a lottery process. **The application deadline date is June 8, 2007.** For more information and to apply go to www.grants.gov. Applicants are encouraged to apply early! You may contact Donna Dudgeon at 502-582-6163 x 386, with questions you have regarding this NOFA.

The 2007 Housing Management Conference is quickly approaching. This year, the Service Coordinator training track will be two days (May 15th and 16th). Service Coordinators may earn up to 12 hours of training by attending all of the sessions in the SC training track. Service Coordinator Certification of Training sheets will be available at the conference registration area. The conference is a great time to network and exchange ideas with other Service Coordinators in Kentucky. Hope to see you there!



Did you know the HUD model lease is available in Spanish?

You can make your property a more inclusive and caring community by downloading the HUD model lease in Spanish from the HUD website!

http://www.hud.gov/offices/hsg/mfh/gendocs/modelleases_sv.pdf

Need help locating rental housing?

Check out these resources:

KHC Rental Housing Directory

<http://www.kyhousing.org/uploadedFiles/Rental/AssistedRentalHousingReport.pdf>

HUD Subsidized Apt. Search

<http://www.hud.gov/apps/section8/index.cfm>

There's a new face in the Louisville Multifamily Office!

Claire Trivedi is a Presidential Management Fellow who is going to be with us in Louisville for the months of April and May. Her permanent assignment is in the office of Brian Montgomery, Assistant Secretary for Housing/Federal Housing Administration (FHA) Commissioner. She is here to learn how we do things in the field and she's been given an inventory of projects to work with. A wide array of properties was given to her so that she could encounter situations of all types. Claire is visiting with us because she has connections with Kentucky. She was born in Lexington and attended Centre College. Many of her family members currently reside in Kentuckiana. After Claire's fellowship with Multifamily in Louisville, she is going to Chicago to work with Fair Housing and Equal Opportunity (FHEO). Claire will be at the Housing Management Conference, so make sure to give her a warm and wonderful "Hello" (so that she will go back to Washington, DC with many positive things to say about Kentucky). We all wish Claire an exciting two months here in Louisville!



As you know, the HUD Multifamily Division actively participates in the administration's E-government initiative by distributing memos, notices, and even our quarterly newsletters, via e-mail. In order for property managers, management agents, and owners to ensure they receive all necessary information, it is essential for us to have current email addresses.

Please inform your HUD project manager of any and all changes, additions, and deletions in the e-mail addresses for you and/or your staff. HUD staff will promptly make the appropriate changes in the REMS database.

As of February 1, 2007, e-mail addresses will be taken directly from REMS each time we send an e-mail to HUD-funded properties, agents, and owners. Any e-mail address for which we receive three (3) failed delivery notices will be purged from our mailing list. Those industry contacts that receive HUD information via e-mail, but who are not associated with a particular HUD-funded property, are asked to notify Debra (Mitzi) Fulkerson of any changes in e-mail addresses. Questions concerning this can be addressed to: Debra_Fulkerson@hud.gov or Katherine_Calloway@hud.gov.



YOU COULD WIN \$1,000 WITH CHANGE A LIGHT, CHANGE THE



Conserving Energy in Kentucky's Affordable Housing

On October 4, 2006, the Louisville Field Office embarked on an ambitious effort to work with each of our housing industry partners to change at least one light bulb from an incandescent bulb to a compact fluorescent bulb (CFL) in every property throughout Kentucky by the end of September 2007.

The 2007 Annual Multifamily Housing Management Conference Committee and Co-Sponsors (KHC/SAHMA) have agreed to sponsor a giveaway to encourage your participation.

For every property that takes the pledge and changes a light bulb, the property will be eligible to win \$1000 at a drawing to be held during the May 2007 Conference.

Giveaway Rules

1. Take the on-line pledge at <http://www.energystar.gov/index.cfm?fuseaction=cal.showPledge>. Be sure to use the "Referring Organization" drop down box to select "US HUD, Region IV Atlanta".
2. Change a light bulb.
3. Self-certify to Debra_Fulkerson@hud.gov, with a copy to Charles_A_Shive@hud.gov, that you completed tasks one and two (please include property name and HUD project number on your self-certification emails).
4. One entry per property.
5. Random drawing will be held the closing day of the May 2007 conference.
6. To be eligible for the drawing, self-certifications must be received on or before April 30, 2007.

Haven't received one of our newsletters?

You can now view any of the Kentucky Housing Partner newsletters on-line at:

<http://www.hud.gov/local/ky/news/hsgpartners.cfm>

Energy Action Update E-Newsletter

The first issue of HUD's bi-weekly energy e-newsletter, called the "Energy Action Update," is available on HUD's website. The newsletter contains timely information on the Department's energy efficiency activities, best practices and useful tips for reducing energy consumption. You are encouraged to review the material to improve your understanding of what HUD is doing to promote energy efficiency. If you have any comments, questions or suggestions, please communicate with our Energy Action Team at:

energyaction@hud.gov.

Section 3...



is a provision of the Housing and Urban Development (HUD) Act of 1968 that promotes local economic development, neighborhood economic improvement, and individual self-sufficiency. If you live in government-assisted housing or if your household income falls below HUD's income limits, you may qualify as a Section 3 resident or Section 3 business concern. If you have any questions, please contact HUD's Louisville Fair Housing and Equal Opportunity Division at (502) 582-5250. You may also visit www.hud.gov/kentucky.



ENERGY EFFICIENT HOMES FOR THE 21st CENTURY



Mark Your Calendar! HUD Energy Training Webcast Series

Now accepting registrations (no cost)!

Sponsored by the U.S. Department of Housing and Urban Development (HUD)

HUD is pleased to offer four satellite broadcasts and live webcasts on energy efficiency and renewable energy technologies and techniques in affordable housing. Presented on-line in a series of four **3-hour modules**, these webcasts offer the most current information and technical guidance on:

Building Operations and Management:
The First Step to Energy Efficiency - **April 12**

Multifamily Retrofit and Remodeling Strategies - **May 17**

Single Family Rehab and Retrofits: Focus on Low-Rise Buildings - **June 14**

New Construction Techniques - Energy Star Qualified New Homes,
Green Building and Beyond - **September 13**
All webcasts 1:00 – 4:00 PM EST

- Refresh your knowledge of Energy Star products and new homes, and the benefits of bulk purchasing
- Find out about rehab and retrofits that provide quick returns on investment
- Learn cost-effective new construction techniques, including renewable energy
- Training will be provided by nationally-recognized building experts

Participants are encouraged to participate in all four sessions in order to qualify for a "HUD Energy Champion" Course Completion Certificate.

Register online at www.hudenergytraining.com

IF APRIL SHOWERS...—BRING MAY FLOWERS, WHAT DO MAYFLOWERS BRING?

HUD is growing the best, most authentic cowboy mustache anyone has seen this side of the Rio Grande in years. Mr. HUD is looking forward to ridin', ropin', rootin' and shootin'. There's some question about the nature of this year's HUD/KHC challenge. Mr. HUD heard something about bull but thinks KHC will back away from that. Everyone knows NO ONE shoots bull better than Mr. HUD. Get your reservations in now.

Mr. HUD has some more hellos and good-byes this time as well. Sheila Johnson retired at the end of March. She has been anchoring the Section 202/811 Capital Advance program in our Development wing for the past several years. Mr. HUD will miss her knowledge, wit and many political arguments that he won over her.

Mr. HUD welcomes a temporary addition to the Management Fellow who will be in the office for the month of April, in their infinite wisdom, could think of no better place than Louisville, Kentucky for her to learn the ropes of how Multifamily Housing programs get the Federal Housing Commissioner in Washing-



staff in Louisville. Claire Trivedi, is a Presidential Management Fellow for the months of April and May. The powers-that-be in Washington, D.C. is a much better place than Louisville, Kentucky for her to learn the ropes of how Multifamily Housing programs get the Federal Housing Commissioner in Washington, D.C. Eventually she will return to a job in the office of the Federal Housing Commissioner in Washington, D.C. Look for her in a cowgirl hat at the conference.

Last but certainly not least (indeed far from it), Mr. HUD is puzzled to announce that David Williams has managed to burrow in to an appointment as the Supervisory Project Manager for the Asset Management side, replacing that guy who retired back in January. Many of you may know David only as that guy with the fancy camera at the conference for so many years. However, while David has spent the past few years toiling away in the Development side, Mr. HUD remembers him as a junior loan assistant, doing management reviews of newly built New Construction Section 8's, barely knowing the difference between a Rent Sup and a RAP, and taking pictures with his Kodak Brownie camera. He worked his way through the system and eventually taught Diann Crawford everything she knew about scaring owners, agents and resident managers into early retirement before moving on to Development. Welcome back, David. See you at the conference.

ACTIVE PARTNER PERFORMANCE SYSTEM (APPS) UPDATES

Password Expiration Implemented

In an effort to further protect the privacy and security of data submitted to REAC by our business partners,

Secure Systems passwords will begin to expire every sixty (60) calendar days.

The 60-day clock will start ticking the first time a user logs in to Secure Systems on or after April 5, 2005. When a user's password expires, he/she will be presented with the "Change Password" page instead of the Secure Systems main menu. All Secure Connection users will be required to create a new password at each expiration notice. Passwords must be eight (8) characters in length, should be comprised of both mixed case letters and numbers, and are case sensitive. Users may reuse old passwords if they so wish, as long as they change the password from its current value. Each time a password is changed, the 60-day clock resets.

Certification Security Enhancement

On March 2, 2007, The Active Partner Performance System (a.k.a. APPS) released a certification security enhancement, which restricts Coordinators/Users from certifying for any participants for whom they do not have a current access key code issued by HUD's Web Access Sub-System (a.k.a. WASS or Secure Systems).

These standards require each individual person and company to authorize a coordinator/user (whether themselves or someone else) to load, edit, change and certify their data as true and correct.

ATTENTION ALL POTENTIAL APPLICANTS REQUESTING FUNDING UNDER HUD'S FY 2007 SUPERNOFA

HUD's Fiscal Year (FY) 2007 Section 202, Section 811, Assisted Living Conversion, or Service Coordinator Program, that the NOFAs were published on March 13, 2007 and in order to successfully submit an application through Grants.gov, applicants must register **each year** for electronic application submission. Registration is a multi-step process and all of the steps do not occur at Grants.gov.

To assist you with the registration process, HUD has developed two brochures on the registration process - "Finding and Applying for Grant Opportunities" and "Your Guide to Registering for Grant Opportunities". These brochures provide the applicants with step-by-step instructions. Potential applicants are encouraged to read the brochures carefully and register early. A copy of the brochures can be found at <http://www.hud.gov/grants/index.cfm>. Potential applicants are encouraged to read the brochures carefully and register early.

The General Section, Program NOFA's and any new information related to HUD's FY2007 SuperNOFA will be available on HUD's website at: <http://www.hud.gov/offices/adm/grants/fundsavail.cfm>

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Want to receive our newsletter?

**Email your contact info to
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