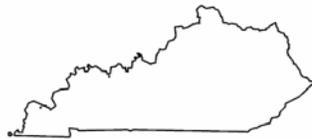


Kentucky Housing Partner



January 2008

Louisville Multifamily Program Center

Volume 18, No. 1

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Mr. HUD Dips Into His Mail Bag This Month To Answer Questions From Some Of His Adoring Fans

Dear Mr. HUD,
 What's going on with the world? Why are there so many changes? Everywhere I turn something changes. My son wants to study dress design, my daughter has colored her hair purple and green, my girlfriend wants to move to New York, my boss wants me to take another project, the password on my computer expired yesterday and my wife wants a new husband. Change II should have been called "Change Too Much." I don't think I can cope. What should I do?

Signed,
 Worried in Kentucky

Dear Worried,
 Mr. HUD understands that you have a lot to consider, but change is in the air everywhere, even at the local Kentucky HUD office. In addition to Change II (which, by the way, you should now have fully implemented, including lease amendments), there has been a lot of coming and going there.

Charlie Shive has retired and is rumored to be considering his options for the future. More about him elsewhere. Pat Gardtner, a long time Project Manager and former editor of this fine publication has retired to her lake estate in Indiana and immediately sent her husband back to work. Mitzi Fulkerson, a valuable Program Assistant, has moved over to the VA.

Jane Charida, the Supervisor in the Production area has stepped up to assume the duties as Program Center Director. Congratulations, Jane.

Meanwhile, Sarah Andino has graduated from the

University of Louisville and moved from Student Trainee to Project Manager with a full inventory. Heather Hairgrove, formerly of KHC, has joined the production staff as a project manager and will be working to increase the inventory of HUD associated housing in Kentucky.

The long anticipated installation of "systems" furniture in the Kentucky HUD Office is well along. The Multifamily staff moved into their new digs in early January. Elsewhere in this newsletter you will find new, direct, phone numbers for the staff and a listing of their revised e-mail addresses. The old phone number and extensions will still be in use until further notice.

Mr. HUD has also heard rumors about some changes at KHC. So, you see, Worried, change is all around us. Embrace change and learn to love it.

Mr. HUD

Dear Mr. HUD,
 I really enjoyed our time at the Change II training. You are so energetic and alive. Just how old are you really?

Signed,
 Awestruck in Pleasureville

Dear Awestruck,
 Mr. HUD can never reveal his true age for he is ageless and timeless. He has always been and will always be. In the end there can be only one...

Mr. HUD



New Multifamily Program Center Director!!

The Louisville Field Office of the U.S. Department of Housing and Urban Development is pleased to announce the selection of Jane Charida as the new Director of the Louisville Multifamily Program Center. She has done an exceptional job as a Supervisory Manager in our Multifamily Division over the past seven years, and I am confident that she will serve the Department well in her expanded leadership role.

Jane began her career with HUD in 1987 in Houston, TX where she worked as an appraiser and as an environmental analyst. In 1993, she returned to Kentucky where she served in a variety of positions with the Louisville Field Office including underwriting and project management. In 2000, Ms. Charida became Chief of Asset Management with the Louisville Multifamily Program Center and in 2002, became Chief of Production. She is a graduate of Centre College of Kentucky and received a Master of Marketing degree from the University of Strathclyde in Glasgow, Scotland.

Continued on page 7

!!IMPORTANT INFORMATION!!

Discontinuing SSA Data Matching through TRACS

!!!! FINAL NOTIFICATION!!!! The SSA Data Matching process through the TRACS system has been discontinued as of December 31, 2007. Income verification will ONLY be available through the EIV system. If you have not done so already, you must obtain access to EIV immediately and become familiar with the system's functionality. Contact your Helpdesk personnel immediately for assistance at (800) 767-7588 if you have not yet begun using the EIV system.

HUDCLIPS MOVING TO HUD.GOV

HUDClips, HUD's "forms and handbooks" website, is being redesigned with a new look and feel. The content from the previous HUDClips site will be moved to the Department's official website www.hud.gov. The redesign will make it easier to find forms, handbooks, and notices on the website.

Preview the new look by accessing HUD Forms at www.hud.gov/forms. All remaining content is in the process of being converted into the new format and transferred to the HUD.gov server. The new HUD-Clips website launched on January 1, 2008.

HUD BLAST—IMPORTANT NEW INFORMATION

New Race & Ethnicity Form

HUD has released a new version of HUD form 27061-H Race and Ethnic Data Reporting. This version of the form expires 10/31/2009. The previous version of the form expired 12/31/2007.

Go to the new HUD Forms website at:
<http://www.hud.gov/offices/adm/hudclips/forms/files/27061.pdf>

**GET YOUR
NEW
UPDATES
HERE!!**

EIV Re-certification Reminder

EIV Users (not coordinators) must be re-certified quarterly. This User re-certification deadline is January 30, 2008.

This means that all active users must request recertification using the User Access Request option. Coordinators must certify each user for each property – *we would suggest that this be done 1 day in advance to the deadline* - by using the User Certification Option under User Administration.

This will ensure that users do not experience an interruption to EIV system access.

Coordinators must certify annually. The December EIV update allows coordinators to monitor certification deadlines using new EIV features.

More News About the TRACS 2.0.2.C Update

TRACS Release 2.0.2.C Industry Specification Update

The updated TRACS 2.0.2.C Industry Specification and supporting documents are now posted to the TRACS Documents page. The documents, contained within a zip file, include a "ReadMeFirst" file that lists all associated files and an explanation of each. Included are four forms proposed for use in reporting HAP voucher adjustments, claims, and requests.

HUD has made the specification document available to interested industry partners so that you have an opportunity to make comments.

Implementation/Transition:

TRACS 2.0.2.C will be implemented into production on August 8, 2008. During the three-month transition period, August 8 - November 21, 2008, HUD property managers and contract administrators may submit both 2.0.2.B and 2.0.2.C formats to TRACS for processing. Beginning November 22, 2008, 2.0.2.B/TRACSMail will be de-implemented and only 2.0.2.C/iMAX submissions will be accepted by TRACS.

Vendor Region:

Beginning June 30 through July 22, 2008, the Vendor region will be open for 2.0.2.C processing in preparation for the upcoming production release.

To register for training, visit our website at www.rbdnow.com or contact our Training Coordinator (Larue Marin) at 770-426-0577 or email her at larue.marin@rbdnow.com.

I would like to take this opportunity to thank all of you for your cooperation, partnership, and friendship during my 38 plus years with the Department. I leave you with some sadness and ambivalence. I will miss the opportunity to assist you in solving your problems, acknowledging your accomplishments, and just general discussions about affordable housing. The journey has been one of great satisfaction to me personally, and I depart knowing that affordable housing in Kentucky is some of the very best in the country. Take great pride in what we have accomplished together and may God bless you. - Charlie



April 29 - May 1, 2008



2008 HOUSING MANAGEMENT CONFERENCE

Kentucky's Triple Crown

Kentucky Housing Corporation and the Louisville HUD office need your help with selecting the "Best of the Best" for the past year. If you know someone within the housing community who you believe is a winner, let us know! Submit a description of the person (or even yourself!) who deserves recognition at the 2008 Housing Management Conference in Louisville, Kentucky.

Please indicate which award category your nomination is being submitted under. Nominations should be received no later than March 20, 2008. Awards will be given in the following categories:

ALL AWARD ENTRIES MUST BE RECEIVED BY MARCH 20, 2008

KHC/HUD Awards

Resident of the Year
Best Curb Appeal
110 Percent Award
Best Newsletter
Most Improved Property
Manager of the Year - Elderly
Manager of the Year - Family
Manager of the Year - Special Needs Hsg.
Outstanding TRACS/Voucher Processing
Outstanding Management Company
Outstanding Property Supervisor
Outstanding Elderly Property
Outstanding Family Property
Outstanding Maintenance Person - Elderly
Outstanding Maintenance Person - Family

SUBMIT NOMINATIONS TO:

Shannon Slaughter
Kentucky Housing Corporation
1231 Louisville Rd.
Frankfort, KY 40601
Email: sslaughter@kyhousing.org

HUD Awards

Best New Project
Best PRAC 202
Best PRAC 811
Best Risk Sharing
Best Neighborhood Networks Center of the Year
Best Service Coordinator of the Year

SUBMIT NOMINATIONS TO:

Janice Page, HUD
601 W. Broadway, Rm. 110
Louisville, KY 40202
Email: Janice.S.Page@HUD.GOV

**MARK YOUR CALENDARS
FOR THE 2008 HOUSING
MANAGEMENT
CONFERENCE,
APRIL 29 ~ MAY 1**

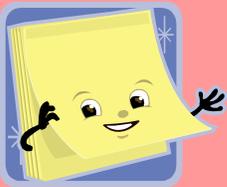
**BE THERE OR BE
SQUARE!!**

FYI— Session and registration information will be forthcoming on the KHC website (www.kyhousing.org), along with a mailed brochure, at the end of February/first of March...

Pat Gardtner Earns Permanent Vacation

Project Manager Pat Gardtner retired on January 3, 2008 after a 30-year career with the Federal Government. Pat worked for the Louisville HUD office for 21 years. Pat, with her husband Bill, plans to spend more family time with her handsome sons, Joey, Andy (and his new wife Katy) and Alex, who will soon graduate from Indiana University. Pat, originally from the Southern Indiana area, will remain in the area eagerly awaiting any grandchildren that hopefully will be forthcoming soon. Pat was more than a Multifamily Project Manager, but to all the Louisville HUD employees she was a big sister, a shoulder to cry on and a buddy to have a good laugh with and will be greatly missed. Among her accomplishments at HUD she was one of the original Housing Partner Newsletter editors, back in the olden days when the hard copy was actually snail-mailed. Pat will most miss choosing the menu for the annual HUD/SAHMA/KHC Multifamily Housing Conference. She will especially miss the conference dessert tastings!





Service Coordinator Notes

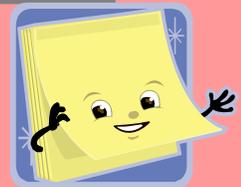
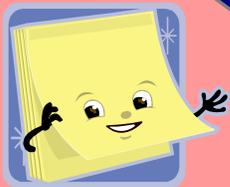
Service Coordinators play an important role in property management. They can assist elderly and disabled residents in obtaining the services they need from the community. Twice a year, Service Coordinators are required to submit a report to HUD about their activities during the previous six months. One section of the report asks the Service Coordinator to list their best practices for the period. Below are some of the best practices from Service Coordinators in Kentucky:

1. Establish a strong relationship with caseworkers at the area Agency on Aging. The relationship benefits the Service Coordinator, caseworker, and residents.
2. Work with local health departments and extension services to develop health wellness and educational programs for residents.
3. Provide information on medical alert systems to residents and families.
4. Provide newsletters and calendars with the upcoming community events.
5. Educate residents on proper procedures for severe weather. This may include obtaining a hazard alert weather radio for their use.

Service Coordinators are required to have 36 hours of training their first year on the job. Thereafter, Service Coordinators are required to receive 12 hours of training annually. More information on Service Coordinator training can be found in Chapter 8 of the Management Agent Handbook (HUD-4381.5). At the 2008 KHC/SAHMA Housing Management Conference, Service Coordinators will have a full two-day track. The planning committee has been working hard to prepare an agenda that will be both informative and fun. For more information about the conference, visit www.kyhousing.org. Also, be thinking about nominations for the Service Coordinator of the Year Award.

Another way Service Coordinators can interact with other Service Coordinators and obtain training is to be a part of the Kentucky Association of Service Coordinators (KASC). The mission of KASC is to promote and enhance the profession of Service Coordination. KASC membership and meetings are open to anyone interested in Service Coordination. KASC meets quarterly and the next meeting will be held on **Thursday, Feb. 21, 2007, from 10:00 am to 3:00 p.m. at Portland Plaza Apartments, 3400 Portland Plaza, Louisville, Kentucky.** The training portion of the meeting will be hosted by

Almost Family/Caretenders and they will discuss their new Cardiac Care program as well as their full line of home care services. Service Coordinators can earn one hour of training during this event. For further information about the meeting and to R.S.V.P., please contact John Barrow at (502)772-1400 or via e-mail at john.barrow@aimco.com.



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>

New Director—Jane Charida cont'd from page 1

As you have the opportunity to work with Jane in her new capacity, I know that you will find her commitment to creating and maintaining affordable housing for Kentuckians is consummate. We congratulate Jane, and we wish her well in 2008 as we work together to accomplish our shared goals.

Sincerely,



Krista Mills
Field Office Director



Welcome...

To the newest member of the
Louisville Multifamily Office!!



Heather Hairgrove joined us in November as a Project Manager on the Production side of the Multifamily Department. Heather has worked in the affordable housing industry at Kentucky Housing Corporation

for the past eight years. Her experience at KHC consists of five years as a Multifamily Underwriter, two years as a HOME Representative and one year as a Rental Assistance Administrator.

Heather holds a Master in Public Administration degree, a Bachelor in Public Relations degree, and an Associate in Real Estate degree. She and her husband, Tony, reside in LaGrange with their one-year-old daughter, Abby. She has been assigned several projects and is receiving training from fellow HUD staff members.

Sarah Andino is now Full-Time!!

On December 10, 2007, previous student intern, Sarah Andino, started working full time. She graduated on December 13, 2007 from the University of Louisville with a B.S. in Political Science and a Minor in Economics. Sarah now works as a Project Manager and has recently taken on a portfolio of 57 properties as well as running a large portion of

HUD reports. Although she may not have all the answers, she is willing to help and wants people to feel free to give her a call at anytime.



Farewell & Best Wishes!

On November 27, 2007, Debra (Mitzi) Fulkerson, announced that she would be leaving HUD. In an e-mail addressed to her HUD family she stated, "Fate has a hand in all our lives, and has recently presented me with an opportunity I am compelled



to take. I have accepted a Program Analyst position with the VA and will be leaving HUD in late December." Mitzi worked for HUD seven-and-a-half years as a Program Assistant. She was proud to be a part of the Louisville Field HUD Office as she acknowledged, "I am doubly proud of the generous and caring nature this group has shown in the various charity fund-raising events, as well as the support and encouragement given to the people in our own HUD family when they have needed it. "

Mitzi said that she will miss not getting to see us everyday and that she will take a piece of everyone with her. The office will miss Mitzi as well, and we send her warm wishes as she travels down her career path. Her last day was December 21st.

Haven't been receiving 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>

Preparing for REAC Inspections

Recently posted on the REAC website is a document titled "Preparing for REAC Inspections" which provides guidance to assist the Property Owner/Agent in preparing for the upcoming REAC Inspections. One recommendation included is to conduct a total (100%) inspection of the property prior to the REAC inspection. The document also provides links in which you can download inspection software to complete the inspection electronically or complete the inspection manually.

REAC also suggests that on the day of the inspection have the following information available for the inspector: Certificates (if applicable) for boilers, fire alarm, building sprinkler systems, elevators, and lead based paint reports; area measures; current rent roll, and site map (if available).

Continued on page 10

REAC Compilation Bulletin

**Starting January 1, 2008, all inspections must be conducted according to the standards and practices outlined in the *REAC Compilation Bulletin, Revision 1*.
REAC PASS Compilation Bulletin**

Below you will find a link to the updated REAC Compilation Bulletin, Revision 1.

This revision replaces the previous version, dated 8/26/2002. That document should no longer be used.

Starting **January 1, 2008**, all inspections must be conducted according to the standards and practices outlined in the ***REAC Compilation Bulletin, Revision 1***.

Please read this document carefully so that you are familiar with the procedures contained within. This revision incorporates all previous guidance that HUD has given on a number of matters pertaining to physical inspections. It provides answers to some of the most common questions received from inspectors in the field and clarifies certain areas of the inspection protocol to further ensure that physical inspections are objective and conducted in accordance with the protocol.

The information in this Bulletin has been previously communicated to inspectors through email, training sessions and other methods. It has been compiled here for ease of reference.

This edition of the Bulletin supersedes all previous editions and separate guidance. It is the Inspector's responsibility to apply this guidance, as well as any other guidance issued by the Department, when conducting all physical inspections using the HUD UPCS protocol.

Please be sure you replace your existing guidance on these matters with this new publication.

Failure to apply and follow the guidelines in this revision will negatively impact your performance and evaluation as an Inspector.

If you have any questions about the material included in this Bulletin, please contact our Technical Assistance Center at 888-245-4860.

Updates to the information in the Bulletin, as well as other information of which you need to be aware, can be found at <http://www.hud.gov/offices/react/products/prodpass.cfm>

Important Training for Managers of Affordable Housing

The Southeastern Affordable Housing Management Association (SAHMA) located in Atlanta, Georgia is sponsoring a Certified Professional of Occupancy (CPO) course at the Hilton Garden Inn Lexington/Georgetown, KY on February 11-13, 2008. The CPO course was developed by our national partner NAHMA, who is the leading voice for affordable housing, advocating on behalf of multifamily property owners and managers in Washington, DC.

The Certified Professional of Occupancy is THE comprehensive program for affordable housing property management staff. The CPO course covers ALL portions of the 4350.3 HUD Handbook, including eligibility, occupancy standards, tenant screening, assets and income, the lease, rent computations and much, much more. It provides exceptional and in-depth occupancy information. Each participant will receive a course manual and a copy of the 4350.3 Rev. 1 Change 2 Handbook.

The three-day program is composed of two-and-a-half days of instruction followed by a half-day exam. Participants who successfully pass the exam will receive a CPO certificate and lapel pin and be listed in an annual national directory.

This February course is the only CPO that SAHMA will offer in the first part of this year. **Fees and reasonable expenses for the course are an approved project expense!**

To reserve a seat please **call the SAHMA office at 800-745-4088 by February 6th** to inquire about space availability or visit www.sahma.org.



Multifamily's Contact Info Update



Name	E-mail Address	Phone Number (direct line)
Sarah Andino	Sarah.N.Andino@hud.gov	(502) 618-8102
Katherine Calloway	Katherine.Calloway@hud.gov	(502) 618-8109
Jess Carlson	Jessica.Carlson@hud.gov	(502) 618-8110
Jane Charida	Jane.D.Charida@hud.gov	(502) 618-8111
Liz Doan	Elizabeth.E.Doan@hud.gov	(502) 618-8116
Donna Dudgeon	Donna.Dudgeon@hud.gov	(502) 618-8117
Janet Estey	Janet.T.Estey@hud.gov	(502) 618-8159
Pat Gidron	Pat.Gidron@hud.gov	(502) 618-8121
John Hamm	John.B.Hamm@hud.gov	(502) 618-8124
Heather Hairgrove	Heather.M.Hairgrove@hud.gov	(502) 618-8147
Wood McGraw	Wood.W.McGraw@hud.gov	(502) 618-8134
Kari McRae	Kari.L.McRae@hud.gov	(502) 618-8136
Bonnie Meaney	Bonnie.B.Meaney@hud.gov	(502) 618-8137
David Melanson	David.Melanson@hud.gov	(502) 618-8138
Janice Page	Janice.S.Page@hud.gov	(502) 618-8142
Susan Siewert	Susan.L.Siewert@hud.gov	(502) 618-8151
Milton Suggs	Milton.Suggs@hud.gov	(502) 618-8153
Debbie White	Deborah.F.White@hud.gov	(502) 618-8156
David Williams	David.Williams@hud.gov	(502) 618-8158

Preparing for REAC inspections cont'd

from page 8

One thing to remember is when the Inspector contacts you to schedule the inspection it must be a mutually agreeable time/date and be conducted during normal business hours.

During the inspection, it is helpful to carry a notepad and camera with you to document the various findings when appropriate.

The website also has many links to notices, rules, and the newly revised "Compilation Bulletin". It is well worth your time to check it out prior to your next REAC inspection. The document "Preparing for REAC Inspections" can be found at: <http://www.hud.gov/offices/react/products/prodpass.cfm>.



Guidelines for Canceling a Previously Scheduled REAC Physical Inspection



Under certain circumstances, someone other than an inspector can cancel a previously scheduled REAC physical inspection. The Inspector is responsible for negotiating a *mutually agreeable* date and time for the inspection with the authorized property representative. An inspector may contact the on-site manager to set a date and time. However, instruct on-site managers not to agree to any inspection without first consulting with the Property Manager and/or Owner.

If for some reasonable reason an inspection needs to be cancelled, e-mail your property's HUD Project Manager with the following information:

1. The REAC inspection number and the date the physical inspection is scheduled to take place;
2. A brief explanation of why the Physical Inspection should be canceled;
3. An estimate or recommendation of when the Physical Inspection *should* take place.

The HUD Project Manager must follow protocol and forward the e-mail with additional information to the Office of Multifamily Asset Management. An approval or denial will be e-mailed back to the local HUD office.

HOWEVER PLEASE BE PROACTIVE!!!! If your property is scheduled for major renovation or repairs or is damaged due to fire or weather, **NOTIFY YOUR PROJECT MANAGER!** It is easier for a project manager to postpone an anticipated but unscheduled REAC physical inspection than to cancel a scheduled inspection.

Check out the next newsletter for information on how to declare units or buildings off-line before a REAC physical inspection.



Spotlight on the Section 202/811 Programs

Do you know all of your options?

Do you work for a non-profit organization that assists the low-income elderly or disabled population? Would your non-profit organization like to receive a *forgivable loan* to provide housing to the population you serve? Would your non-profit organization like to be able to offer *guaranteed rental assistance* to your population plus have *guaranteed operating assistance* to pay the bills? If you answered yes to all of these questions, you need to apply for HUD Section 202/811 funds.

The Section 202 Program assists low-income elderly age 62 and older and the Section 811 Program assists low-income adults with disabilities. Both programs are designed to help expand the supply of affordable housing and ensure that the residents have access to the supportive services that meet their needs.

The Section 202/811 funds may be used to finance the development of housing through new construction, rehabilitation, or acquisition of housing with or without rehabilitation. The funds may also be used in combination with other non Section 202/811 funding sources to develop additional units for mixed-finance or mixed-use projects.

In both programs, the development costs are paid by a Capital Advance which bears no inter-

est. Repayment of the Capital Advance is not required as long as housing remains available for the target population for at least 40 years. Project rental assistance funds are provided to cover the difference between the HUD-approved operating costs for the project and the tenants' contribution, which is 30 percent of their adjusted gross income.

In 2007, the Louisville HUD office awarded Section 202 funds in the amount of \$3,490,300 to Catholic Charities of Louisville, Inc. to acquire and rehabilitate St. Denis Senior Apartments consisting of 34 one-bedroom units for very low-income elderly persons in Louisville, KY. Pike County Affordable Housing Development Corporation, Inc. was awarded Section 202 funds in the amount of \$1,809,400 to construct Elkhorn City III consisting of 16 one-bedroom units for very low-income elderly persons in Elkhorn City, KY. The Louisville HUD office also awarded Section 811 funds in the amount of \$1,083,900 to Cedar Lake Lodge, Inc. to construct Cedar Lake - Summit consisting of three group homes for very low-income persons with developmental disabilities in LaGrange, KY.

For more information on how your non-profit can benefit from these programs, please contact Jane Charida, Director of the Louisville Multifamily Program Center, at Jane.D.Charida@hud.gov.

Energy Saving Updates

As the Louisville, Kentucky HUD Office Coordinator of the Atlanta Regional Energy Task Force, Wood McGraw will be passing on to you important information about how you can play a vital role in saving energy. If you have any questions, please contact Mr. McGraw at: (502) 618-8134. You may also reach Wood at his e-mail address via the Internet at: Wood.W.McGraw@hud.gov.

Continued on page 12

SPECIAL COMMENT... PRESENTING MR. HUD

Mr. HUD must take this opportunity for a special comment. The legendary Charlie Shive, most recently Director of the Multifamily Program Center has retired and is rumored to be enjoying the sunshine in Florida while considering where to go next. Charlie came to HUD as an auditor and after some time there, including a break for army service, he moved to what was then Loan Management. During his career, he literally saw many of the HUD properties in Kentucky built and opened. If he has not visited every property in the state he certainly has seen most at one time or another. He believes that seeing a property and talking directly to the on-site managers and maintenance people are essential to understanding its problems and needs. As a result he is known throughout Kentucky's HUD associated housing industry, by owners, management agents, property supervisors, managers and maintenance workers, not as Mr. Shive, the Louisville Multifamily Program Center Director, but as Charlie, from the HUD Office.

His management philosophy can be summed up in three basic components:

Mind Your Own Sandbox. Know your job and concerns and don't worry about what someone else is doing in their sandbox. Take care of business at home and make decisions that work and are supportable. Don't invite too much oversight from outside the sandbox.

Keep The Monkey On Someone Else's Back. Do your part quickly and efficiently and move it on to someone else. Don't make others wait for your part.

Hannel It, Hannel It, Hannel It. Delegate. Offer advice and give consent, but let the staff do their work.

While Charlie worked hard when on the clock, Mr. HUD also knows that when the whistle blew, Charlie could let his hair down (yes, Mr. HUD remembers when Charlie had hair) and party with the best of them. Anyone who has attended a Multifamily Housing Conference in the past 30 years has seen him dress up, dress down, perform in talent shows, take a pie, throw t-shirts, start a conga line to The Locomotion (Mr. HUD introduced Charlie to The Locomotion), and generally outlast everyone else there (except of course Mr. HUD), turn out the lights and be back the next morning to turn them back on. (Okay that part about turning the lights back on might be an exaggeration, but it makes a good story. Mr. HUD is actually the one who turns the lights back on. Charlie shows up later) He especially enjoyed seeing old friends, making new ones, and introducing visitors to his own brand of Kentucky hospitality.

All of us, especially Mr. HUD, will miss seeing Charlie on a regular basis. But we know he'll be around. Enjoy retirement Charlie!



ENERGY SAVING UPDATES—CONT'D FROM PAGE 11

- * On October 3, 2007, HUD held a kick-off event for "Change A Light, Change the World" and National Energy Month. We contacted housing providers throughout Kentucky to encourage participation in replacement of conventional light bulbs (CFLs). A total of 3903 bulbs were exchanged. Wilderness Trail Manor in Pineville leads the way for Multifamily complexes with 736 bulbs replaced. Good job Wilderness Trail Manor!
- * With the taping of the final webcast on September 18th, HUD's four-part energy training series on improving building performance came to a close. But, you can still access all four archived webcasts by clicking "Energy and Environment" at www.hud.gov/webcasts/archives. The aim of the webcasts is to assist housing providers in identifying opportunities to reduce energy consumption as oil prices continue to rise along with high electricity and natural gas costs. The training was conducted by leading building science experts from government and the private sector.
- * HUD's Office of Affordable Housing Preservation has an-

nounced a nationwide green building pilot program to encourage owners and purchasers of affordable, multifamily properties to rehabilitate and operate their properties using sustainable green building principles. These principles comprise sustainability, energy efficiency, recycling, and indoor air quality. The Green Initiative Pilot Program is available exclusively to properties within HUD's Section 8 portfolio. Specifically, properties undergoing restructuring in the Mark to Market (M2M) Program. Owners who "go green" can receive the benefit of a reduced owner contribution to the building's rehabilitation needs (to as low as 3%) plus an increased Incentive Performance Fee for securing outside funding (to as much as 50% more than a traditional M2M restructure). In exchange, the owners commit to green implementation of the first year's rehabilitation needs, to make additional first year green improvements recommended by the Participating Administrative Entity (PAE), and to commit for the life of the Maintenance Plan. For more information on the Green Initiative, please refer to OAH's website, at www.hud.gov/offices/omhar/, and its Resource Desk, at www.oahp.net.

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