



OHIO HUB CONNECTOR

Keeping HUD Partners Connected

Fall 2008



Special points of interest:

- FY '08 Accomplishments
- Recent Issuances
- Free, convenient advertising for property managers. State agencies have collaborated to support a free online rental housing locator. You can register at the site, OhioHousingLocator.org.

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DIRECTOR'S CORNER



By Scott Hunley

Message from the Director

As the end of the year approaches we are all faced with significant challenges due to the financial crisis, and the widespread difficulties in our economy have not spared the affordable housing industry. We must keep in mind the difficult economic conditions are enormously compounded for many of the residents we all work so hard to help. The Ohio Multifamily HUD Offices are preparing to face these challenges head on, and

continue our commitment to increase access to affordable housing. Since my tenure began we have been able to fill several key positions in the Columbus and Cleveland offices, which have helped us work on new initiatives. The Hub has implemented several efforts to improve our operation and service delivery. Two key objectives that we've committed to are communication and responsiveness. As I have settled into my position, I've been confronted with problems that often times were compounded by an absence of communication. Our efforts of open dialogue have been rewarded with a renewed sense of partnership among the participants.

Additionally, the MF staff have really stepped up to examine how we can improve on the efficient and timely delivery of service.

What's in store for the future? The incoming Administration will undoubtedly have many changes in store for us in the coming year. At this juncture we can only speculate as to these changes, but hope for the best. In any event, I believe we will be well positioned to deliver the services our partners require to make a lasting impact on the lives of many in need of a home.

Enjoy the Holidays!



Fiscal Year 2008 Production Accomplishments for the Ohio Hub

By Chris Cook

The Ohio Multifamily Hub had another successful year in terms of production/development. Overall, initial endorsements (closings) for the entire State from October 1, 2007 through September 30, 2008 totaled 72 projects. These 72 projects consisted of 5,306 units, and a combined \$210,766,100 in insured mortgages and Capital Advances. This Hub activity contributed greatly to HUD's mission of increasing the availability of safe, decent and sanitary housing. The following information reflects the number of closed projects for each program area:

Section 221(d)(4) New Construction/Substantial Rehabilitation of Apartments: 6
 Section 223(f) Refinance/Purchase of Apartments: 15
 Section 232/223(f) Refinance/Purchase of Residential Health Care Facilities: 12
 Section 223(a)(7) Streamline Refinance: 8
 Section 223(a)(7) Streamline Refinance (with Office of Affordable Housing Preservation restructuring): 10
 Section 241 Additions to Existing Facilities: 3
 Section 542(b) Risk Sharing: 1

Section 202 Capital Advance: 10
 Section 811 Capital Advance: 7



Grand Opening of Another Successful Elderly Housing Property



Congressman Dave Hobson, Ohio 7th District along with HUD's Director, Scott Hunley

By Pamela Huson-Douglas

We would like to congratulate Lynn Dalton, President of the Franklin Foundation, owner/developer of Roosevelt Park, in Springfield, Ohio. Roosevelt Park officially

opened Monday, August 11th. The property, which will provide housing for elderly tenants, was recently funded under the Section 202 Capital Advance program. Congressman Dave Hobson,

Mayor Warren Copeland, and Ohio Hub Director Scott Hunley were among those welcoming the new tenants at the fully occupied 24-unit facility. The grand opening ceremony took place in the spacious community room that tenants are now enjoying for leisurely conversations with neighbors, pot lucks, pizza parties, and game days. Favorite games include old fashioned board games such as Parcheesi, Yahtzee, and Bingo. Residents prefer the library for assembling puzzles. Elderly United of Springfield & Clark County, Inc. is providing the residents with supportive services such as transportation, meals, blood pressure and glucose screenings, and recently administered flu shots.

Roosevelt Park is another successful project sponsored by Franklin Foundation.

Change of Submission Process for Monthly Report of Excess Income, Form HUD 93104 Effective September 1, 2008

By: P.J. Trammell, Bonnie Spurling

Effective September 1, 2008, the Department changed the reporting and collection process related to the Section 236 Excess Income from a paper submission to submission through an electronic internet site operated by the Department of Treasury. Any multifamily project owner that is required to submit form HUD 93014, Monthly Report of Excess Income, must now submit through the following web-site: <https://Pay.gov/paygov> or www.pay.gov. As of December 4th, 2008 the lock box will be closed and will not be accepting reports and/or payments.

At the site, initial users will be directed to self-enroll and verify acceptance of a protocol for the rules of behavior required on the site. Although self-enrollment is not required, users are encouraged to do so. By self-enrolling, an on-line history will be generated and available for future use. Once enrolled, users must login to a screen labeled "User Center". From this screen, users can access form e-HUD 93104 through Forms under "Find Form". After selecting a form, an agency must be selected. Choose the letter **H** and select

HUD from the A - Z Index of U.S. Government Departments and Agencies. From this point, select "Monthly Report of Excess Rental Income-Section 236 projects" and complete the report.

As is the case now, owners must continue to provide copies of each Form HUD-93104 to the appropriate HUD Field Office. These may be printed by the submitter after they file on-line. Use the PDF preview at the bottom of the page before printing. Before submitting, print a copy of the completed form and send it to your HUD Project Manager. Note: You cannot submit from the PDF preview page; you must close the preview page and return to the Form HUD-93104 to complete the submission.

Whether or not a payment is due, a report must still be filed. Where excess income is owed, ALL payments must be made on-line immediately after the completion and the submission of the Excess Income Report. If the immediate payment in full is not made on-line, the owner's record will not reflect that a Monthly Report of Excess Income was

submitted. When processing the payment, the submitter must provide a routing number of their financial institution and their account number. The HUD lockbox address and return address will no longer be used as they are not required when submitting on-line. In cases where the local HUD Field Office has granted the owner the authority to retain all or a portion of excess income, the amount must be entered into the system.

Owners may also use Pay.gov to remit past due excess income. It is important to remember, however, that when submitting for a prior reporting period, the original reporting period must be entered on form e-HUD-93104 in order for the payment to be processed correctly.

The Department of Treasury has also set up a test web site which owners and managers may use to familiarize themselves with the process. The internet address is: <https://qa.Pay.gov/paygov>. Should you need additional information, or have further questions, please contact your Project Manager.



By Kristin Padavick

The Apartments at Stoneridge, a 10-unit project in Gahanna, officially opened Thursday, October 30th. Funded under the Section 811 Capital Advance program, Stoneridge is the fifth HUD project successfully developed by Creative Housing Inc, and is already fully leased. The property, which is completely wheelchair accessible, will provide housing for mobility impaired tenants. Ongoing services for the residents at the property will be provided by the Frank-

lin County Board of Mental Retardation and Developmental Disabilities, which also assisted with the development of the property.

The grand opening was an exciting event for many of the people involved in the property's development, and several were present and spoke during the ceremony. In attendance from HUD were Scott Hunley, Hub Director, pictured above left, and most of HUD's Section 811 development team. Pic-

tured above right is Amanda Stover, a future resident, who movingly expressed her eagerness to begin this independent chapter in her life. Also pictured, from left to right is Jed Morison, the Superintendent of the Franklin County Board of MR/DD, Jim McGregor, Ohio House of Representatives, Becky Stinchcomb, Mayor of Gahanna, Patrick Rafter, President/CEO of Creative Housing Inc., and Nancy McGregor, President of Gahanna City Council.

HUD-2530 Previous Participation

By Patricia Richardson

New participants who contact the Department of Housing and Urban Development (HUD) requesting to do new business are made aware of the HUD-2530 requirements by Multifamily Housing production personnel. However, once properties complete production processing and are engaged in the day to day operation of the property, owners and agents may not be aware of the ongoing HUD-2530 requirements. Pursuant to HUD Handbook 4065.1 REV-1 Previous Participation (HUD-2530), properties that experience any changes of the original approved participants through the replacement of Board Member(s) or Officers are required to obtain HUD-2530 approval for all new participants.

It is HUD's policy that all participants in its housing programs be responsible individuals and organizations who will honor their legal, financial, fair housing and contractual obligations. Therefore, principals are required to disclose all of their prior experience and certify as to their previous record whenever they become affiliated with a project. This policy has been in effect since 1966.

There are two ways to submit the required previous participation documentation. At this time HUD continues to process HUD-2530 through the submission of the paper form. However, the process has been improved through automation. Submission and review of the Previous Participation process can be done through the Active

Partners Performance System (APPS). Participants that choose to obtain HUD-2530 approval through APPS should familiarize themselves with the user guide that provides the basic processing steps. HUD recommends that all owners acquaint themselves with the automated system, as paper submissions will eventually be eliminated. The automated system which saves all submitted data for each principal or entity, also accelerates the process for subsequent submissions.

Who must file HUD-2530 (for existing projects):

1. New management agents for an existing project
2. Current approved participants that alter their interest in the project or in another approved participant entity or seeks to assume a new role; example – general partner seeks to become the management agent or when seeking approval for a new Board Member in a corporate entity. HUD has suspended all filing requirements for limited liability corporate investors who own, or expect to own, and interest in entities which have received or are expected to receive Low-Income Housing Tax Credits under Section 42 of the Internal Revenue Code. Until the suspension is lifted, each entity which claims to be a limited liability corporate investor must formally certify to that effect.
3. Anyone seeking approval to acquire an interest in an existing project which has a mortgage insured or held by HUD.

4. New nursing home administrators entering into a contract for an existing nursing home and nursing home operators entering into a lease or contract for an existing nursing home.

Paper submissions must be:

1. Fully completed. Any portions of the certification that are deleted must be accompanied by a thorough explanation from the applicant.
2. It must be signed and dated by the principals who propose to participate. All signatures of the principals are not required if the person who signs on their behalf is authorized to bind the entity. A copy of that authority must accompany the HUD-2530.

HUD's processing:

1. The form will be reviewed to determine whether all principals have been listed.
2. The APPS system will be checked for a possible name match. If a name match is found, the HUD-2530 will /may be forwarded to Headquarters.
3. Determine if any prior projects listed show defaults, unsatisfactory management reviews, assignments, foreclosures, administrative sanctions or other problems. If these items are found, the HUD-2530 will be forwarded to Headquarters.

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4. The submission will be reviewed to determine if any other adverse information is disclosed. If this information is disclosed the HUD-2530 will be forwarded to Headquarters

5. If any State housing finance agency or Rural Development (Farmers Home Administration) is listed, they will be contacted to determine satisfactory performance within their guidelines and regulations.

Common Errors:

1. If there is a clear indication that all principals have not been listed, the submission will not be processed.
2. Forms that are not signed and dated or APPS submissions without submitted signature pages will not be processed.
3. Incomplete forms will not be processed.
4. It is likely that the processing of contract renewals, rent increases, rent adjustments and reserve for replacement

requests will be delayed if there is a clear indication that all project principals have not received approval.

It is of the utmost importance that ownership entities and management agents which have a change in Board Members, Officers, or role of approved participants obtain HUD-2530 approval. As this approval process takes time, it is strongly recommended that participants begin the HUD-2530 process as soon as possible before finalizing any entity changes.

It's Not Easy Being Green

By Bonitta Stearns-Churchill

Many people think like the Kermit the Frog song, "It's Not Easy Being Green", but it really is! What is Green or Green Building? The Office of the Federal Environmental Executive defines Green Building as "the practice of 1) increasing the efficiency with which buildings and their sites use energy, water, and materials, and 2) reducing building impacts on human health and the environment, through better siting, design, construction, operation, maintenance, and removal — the complete building life cycle."

Green Building encompasses the whole building design. The approach looks at cost, quality-of-life, future flexibility, maintenance, energy, environmental impact, productivity, and the effects on the occupant. The whole building approach incorporates production methods and techniques, systems, and materials. Green Building Practices are quickly catching on and spreading throughout the industry. The increasing momentum towards Green Building can be attributed to many factors, but the following are some of the driving forces:

- Increasing energy costs are driving up development and operating costs in housing. Building low-energy, efficient structures improves indoor environmental quality and reduces costs.
- Much of the existing U.S. housing stock contains environmental hazards. People want to live in structures that are

safe, healthy, comfortable, and resource-efficient. These features should be incorporated into all living structures.

Current development patterns are environmentally unfriendly or wasteful. Building in harmony with the environment can bring economic benefits, such as increased property values and lower operational costs.

Green Building practices reduce costs throughout the life of any structure, and can be introduced at any point in the life cycle of a building. The utilization of these practices in both new construction and existing structures will reduce costs, create more holistic living atmospheres, and achieve environmentally friendly conditions among other things.

Green Building is about more than energy efficiency or environmental stewardship. It has become a viable economic practice in the mainstream housing market. Some of the areas where Green Building Concepts can be applied are the following:

- **Community and Site Planning**
- **Renewable Energy**
- **The Building Envelope**
- **Energy Efficiency**
- **Efficient Water Use (both indoor and outdoor)**
- **Indoor Environmental Quality**
- **Building Material Selection**

Operations and Maintenance of the Existing Structure

The Ohio Multifamily Hub would like to encourage the implementation of Green Building practices whenever possible and practical. Just remember that when introducing Green, the "Whole Building" design approach should be used. This is where every decision is made in the context of others that are related to it. The whole building design approach should be considered when evaluating areas such as energy use, water conservation, material selection, site planning, and the maintenance and operations of the structure – and how they all interact. It is not enough to simply add energy-efficient equipment or appliances. That may be a good idea, but the point is missed when it comes to Green Building. Many aspects of the structure must be considered on equal footing. Additionally, any Green feature that is not properly integrated with others may actually compromise the performance of the building. Research various publications on Green Building practices to help with the decision-making process.

By Bonitta Stearns-Churchill

With the hustle and bustle of running a property, it can be hard to keep up with everything. Collecting rent, remembering who has not come in for their annual recertification interview, making sure the HAP voucher was transmitted to TRACS, while answering the phone and showing units - it can be a challenge! One thing that cannot be ignored, but is often overlooked, is the fire protection aspect of all facilities.

Thousands of dollars are spent each year due to fire damage. More importantly, lives are lost to the destructive perils of fire. And in many cases, the victims are helpless such as children and the elderly. What is worst, much of this loss is preventable. In many cases, fire protection equipment is present, but inoperable. That is why it is vital to test all fire protection equipment present and have it serviced regularly as recommended. This goes from the fire extinguishers, smoke detectors, and sprinkler systems on the inside to the fire hydrants (owned by the site) on the outside.

The National Fire Protection Association (NFPA) is a leader in the fire protection industry and dedicated to fire safety. The NFPA is a good source to look to for questions regarding fire and life safety. For recommended frequency of inspections for fire protection equipment, you can refer to NFPA, the manufacturer, or a local contractor who is licensed/certified.

The expense of servicing fire protection equipment of a property is a cost that should be included in the annual budget. If fire protection equipment is found inop-

erable during a REAC inspection or management review, it is considered an Exigent Health & Safety (EH&S) item, which must be corrected immediately. This is a serious matter!

Before an inspection, or worse, an accident, it is imperative that each property develop a fire safety inspection routine and checklist. With this protocol properties will hopefully discover hazards and make corrections before an emergency. Additionally, many insurance companies look for records of a fire safety inspection program, and it can make a difference in insurance premiums. The following is a very brief list of things to be aware of in developing a fire safety program. This list is not exhaustive, as each list must be tailor-made for each facility, but it can be used as a starting point.

- A licensed/certified individual should service all fire extinguishers annually.
- All fire extinguishers should be checked at least monthly by the on-site staff to insure the gage is in the green and they are properly charged.
- There should be proper clearance between all sprinkler heads and storage. When storage is located too close to sprinkler heads, it obstructs the proper distribution of the water pattern the head was designed to emit, so the sprinkler is not effective.
- The gage on a sprinkler riser should be checked weekly to insure there are no vast fluctuations. Many times the city water pressure, which feeds a sprinkler system, can change. A sprinkler system with

low pressure is ineffective. It is never advisable to have city water pressure lower than 20 psi.

- Sprinkler control valves should be checked to insure they are open. If a valve is shut, that sprinkler system is completely useless! Some manufacturers recommend weekly visual checks and monthly physical opening and closing of sprinkler control valves. It is possible for a valve to read "OPEN", but actually be closed.
- Scale tends to build up in sprinkler systems, which can clog a sprinkler head and prevent its proper operation. To prevent this, the Inspector's Test Connection should be flowed at least annually by a licensed/certified person.
- Fire pump tests should be conducted by a licensed/certified professional on an annual basis. The gallons per minute (gpm) and pressure readings are normally taken at 100 percent and 150 percent of the pump's rating.
- All smoke detectors should be tested regularly. Some detectors only activate a local audible alarm, while others are connected to an off-site safety or call center. The center's ability to receive an alarm should also be tested.
- All life safety cords should be tested regularly.
- In some areas of the country, it is recommended that private fire hydrants be winterized in the fall and flushed in the spring. An inoperable hydrant during the time of fire would be devastating.

Loss Settlement Drafts/Insurance/HUD Notification**By Pamela Huson-Douglas**

Many owners and agents of HUD insured housing projects are operating in accordance with 24 CFR 207.260 published in 1994 that removed the requirement of obtaining the HUD Hub Director's signature on loss settlement drafts. However, that CFR is no longer valid, and therefore the handbook policy is controlling. Paragraph 21-16.A of HUD Handbook 4350.1 REV-1 requires that all loss settlement drafts issued by an insurer must name the mortgagor, the mortgagee (if HUD insured), and the Secretary as joint payees. As a result, loss settlement drafts should be sent to the local HUD office, to

the attention of the property's project manager. It is recommended that all insurance policies be reviewed to ensure that HUD is listed as an additional insured party and that the insurance company understands the necessity of directing loss settlement drafts to the appropriate HUD office. Also, a copy of the declaration page for the insurance policy of each project must be submitted to the property's HUD project manager annually.

In addition, at this time, it is recommended that owners review the emergency/crisis response plan for each property. Part of the plan should be pro-

viding timely notification to the project's HUD project manager. HUD should be informed whenever an event occurs that affects the tenants and/or property. Examples of such occasions would be fire, flood, storm damage, as well as criminal activity. Please contact the HUD Project Manager assigned to the property as soon as possible so that HUD may effectively respond to any urgent needs or media inquiries

By Asha Littlejohn

The Online Property Integrated Information Suite (OPIIS), is a Multifamily system located in Secure Systems under the “Business Intelligence (BIMSTR)” link. The purpose of this system is to provide HUD project managers with access to portfolio level information for HUD’s multifamily insured and assisted inventories. Integrated into the system is the Financial Assessment Subsystem (FASS-MF), Physical Inspection Data (PASS) and contract, loan and profile information from the Office of Multifamily Housing’s Real Estate Management System (iREMS).

Several types of reports can be generated within the program, including Property Reports, Portfolio Analysis Reports, Resource Management Reports, Risk Assessment Reports and Benchmark

Reports. The most useful reports to date have been Property Reports, which generate detailed property level financial and physical inspection data; Portfolio Analysis Reports, which compare the performance of a subject property with that of a user-defined peer group; and Risk Assessment Reports, which present the results of the integrated risk assessment for a single property or a group of properties.

The Risk Assessment Report is particularly helpful because it can be sorted by HUB, Project Manager or Field Office. Evaluating the relative risk assessment of several properties simultaneously provides project managers with a snapshot of their portfolio and allows for comparative analysis. Properties are assigned a risk category based on several indicators, primarily financial submission, physical inspection, OMHAR

Watch List status, loan payment status and management reviews. Size, according to load size, is also part of the report and ranges from very small to very large. The risk categories are: Low Risk - risk score 0-29, Moderate Risk – risk score 30-39, and High Risk – 40+.

Monitoring the risk assessment score of their portfolio gives project managers an opportunity to step in before a property becomes potentially troubled.

Reviewing OPIIS reports regularly is one more tool now available to HUD project managers. Manipulating and evaluating data on an aggregate level, over a period of time, promotes better understanding of a particular asset or a whole portfolio. This knowledge can then be put to use managing properties more efficiently and confronting problems more proactively.

Emergency Capital Repair Grant**By William N. Bayless**

On Monday, November 24th, HUD announced the availability of \$9.5 million for Emergency Capital Repair Grants. Grants of up to \$500,000 each will be awarded. The grants are available for multifamily projects owned by private nonprofit entities and occupied by the elderly. It is intended to correct emergency defects related to the health, safety and quality of life of the tenants that cannot be easily covered by ordinary maintenance or other sources of funds. How-

ever, some items are not eligible (i.e. lead based paint abatement, clearing of mold and mildew, property improvements, or security items.)

To be eligible, properties must be approximately 10 years or older, unless located in a federally declared disaster area. In addition, they must have received at least 60 on the last REAC inspection and have at least a satisfactory on their last Management and Occupancy Review. Finally, properties with audit problems or other major concerns related to the performance of the owner or man-

agement are ineligible.

Application must be made electronically at <http://www.Grants.gov> beginning on December 9th, and will be accepted until all funds are allocated. Applications will be considered and grants awarded on a first come, first serve basis so prompt actions is recommended.

If interested, please review the full details, including all requirements and procedures, in the Federal Register, Vol. 73, No. 227, on pages 71023-71030.

OhioHousingLocator.org

Property Managers: Register Now!

Five state agencies have collaborated to support a free online rental housing locator. You can register now at the site, with a single login at www.OhioHousingLocator.org. Users can search by location, cost, unit size and accessibility features. This site is widely promoted by government and non-profit organizations throughout the state.

NOTICE: The Cincinnati HUD Office has a NEW ADDRESS:

The new address for the Cincinnati HUD Office is 632 Vine Street, 5th Floor, Cincinnati, OH 45202

DEVELOPMENT CORNER

Changes in HUD Projects Financed with Tax Credits

By Chris Cook

HUD recently issued revised guidelines which will streamline the processing of mortgage insurance applications involving Low Income Housing Tax Credits (LIHTC). The guidelines are applicable for Section 221(d)(4), Section 220, and Section 231 properties. The new directives were presented in Mortgagee Letter 2008-19, dated July 22, 2008. These policy revisions will have several positive effects, including permitting more expedient processing of insurance applications, reducing up-front and overall transactions costs, and improving coordination and cooperation between HUD, mortgagees and tax credit allocation agencies.

As outlined in Mortgagee Letter 2008-19, changes involving several areas have been implemented. These changes are outlined below:

1. **Cash Escrow Requirements.** If a project is to receive the benefit of tax credit proceeds, under current policy, one hundred percent (100%) of such proceeds/equity must be deposited with the mortgagee, in cash, before initial endorsement. This requirement imposes a significant financial burden on the mortgagor who must secure costly bridge financing to fund the escrow, increases transaction soft costs substantially, and is a deterrent to closing LIHTC transactions. Consequently and as a result of the maturation of the LIHTC program, the mortgagor is no longer required to deposit one hundred percent (100%) of the tax credit proceeds, but rather an amount deemed acceptable to HUD. The required deposit would be determined on a case-by-base basis, but generally, should equal or exceed 20% of the total tax credit equity. Additional documentation would be required in this instance, including a financing plan, evidence of the allocation amount of the tax credits, and verification of the investors' commitment to pay the deferred portion of the tax credits, including the timing thereof.
2. **Deferred Submission of Final Drawings and Specifications.** Current policy requires the submission of complete and final architectural drawings and specifications with a firm commitment application. This requirement has been modified to allow schematic drawings to be submitted in lieu of complete and final plans and specifications. The firm commitment would be issued and conditioned upon receipt and approval of the complete architectural documents. This procedure will more closely mirror the processing steps in the conventional market for LIHTC projects. Utilization of this procedure is predicated upon a determination of an acceptable level of experience for the project's development team.
3. **Commitments may be Conditioned upon HUD-2530 (Previous Participation) Approval.** HUD's existing policy requires 2530 clearance to be obtained prior to the issuance of a firm commitment. This policy is revised to permit issuance of the firm commitment prior to approval of the 2530's, under certain circumstances. These include situations where the 2530 can be approved at the field office level, but the field office has yet to approve the participant(s). Another acceptable circumstance involves 2530's that must go to HUD Headquarters for approval. If Headquarters indicates to the field office that the 2530's do not need to go before the Multifamily Participation Review Committee (MPRC), then the firm commitment can be conditionally issued. In all cases, 2530 approval must be obtained prior to closing.
4. **Each Hub and Program Center will designate a LIHTC Coordinator.** The designation of a LIHTC Coordinator will accomplish three objectives: Enhance staff understanding of the LIHTC program, increase processing consistency among offices, and improve marketing and outreach of HUD's mortgage insurance programs. A staff member from Headquarters' Office of Multifamily Development will be designated to coordinate this effort.

The LIHTC Coordinators for the Ohio Hub, Cleveland Program Center, and the Columbus Program Center are Russell Brandenburg, Phyllis Mitchell, and Vera Howard, respectively.

Nazareth Towers Financing Streamlined

By Chris Cook

In August 2008, The Columbus Hub successfully closed on a refinance transaction for Nazareth Towers, 208-unit project originally insured under the 221(d)(3) BMIR Urban Renewal/ Coop Housing program. The refinance of the project will enable the owners to complete a substantial rehabilitation of the entire building, thus preserving this essential affordable housing project for many years to come. Nazareth Towers, located in Columbus, Ohio, currently serves the eld-

erly population, and has 177 Section 8 units. The financing of the project involved not only a new HUD-insured loan, but also Low Income Housing Tax Credits (LIHTC), HOME funds from the City of Columbus, and soft second loans from The Affordable Housing Trust and the Ohio Housing Finance Agency (OHFA). In addition, this project was one of the first in the country to be underwritten under HUD's streamlined processing guidelines for LIHTC projects, which were issued on July 22, 2008. By repro-

cessing the application under the new guidelines, the tax credit investors were able to close on the transaction by escrowing only 20 percent of their total LIHTC equity. This requirement more closely mirrors the requirements in the conventional market, and will make HUD programs more competitive with other LIHTC financing mechanisms. The entire transaction was a testament to what can happen when HUD and its partners come together in a joint effort to preserve affordable housing.

HUD's Ohio World

Spotlight on HUD Staff

Randolph Wilson, Multifamily Operations Officer for the Ohio HUB spent the summer in California as Acting Director of the Los Angeles Office. He returned to the Columbus Office September 30th after a 120-day detail. Welcome Back, Randolph.

Theresa Lupo in the Columbus Office accepted a position as Program Center Director for HUD in Miami, Florida. Theresa's first day as Miami's Director was November 17th. Congratulations Theresa!

HUD Staff News

Columbus

Janice O'Dell—promotion to Contract Administration Oversight Manager

Bonitta Stearns Churchill—promotion to Supervisory Project Manager

John Hartung accepted a position with the Office of Insured Health Care Facilities (OIHCF) effective October 12, 2008.

Jack Brown accepted a position with the Office of Insured Health Care Facilities (OIHCF) effective October 12, 2008.

Recent Issuances

New Notices

08-08 Fiscal Year 2008 Annual Operating Cost Standards—Section 202 Supportive Housing for the Elderly and Section 811 Supportive Housing for Persons with Disabilities Programs

08-07 Implementation of the Violence Against Women and Justice Department Reauthorization Act of 2005 for the Multifamily Project based Section 8 Housing Assistance Payments Programs

08-06 Fiscal Year 2008 Interest Rate for Section 202 and Section 811 Capital Advance Programs, Application Processing and Selection Instructions, and Processing Schedule

08-05 Fiscal Year 2008 Economic Stimulus Payments (Tax Rebates) Excluded from Income

Mortgagee Letters

2008-19 Streamlined Processing of Multifamily Mortgage Insurance Applications Involving Low Income Housing Tax Credits

UPCOMING EVENTS

January 20-22, 2009 Assisted Housing Manager (AHM) Training & Certification presented by Quadel Consulting in Columbus, Ohio

The Ohio HUD employees would like to wish everyone a Safe and Happy Holiday.

