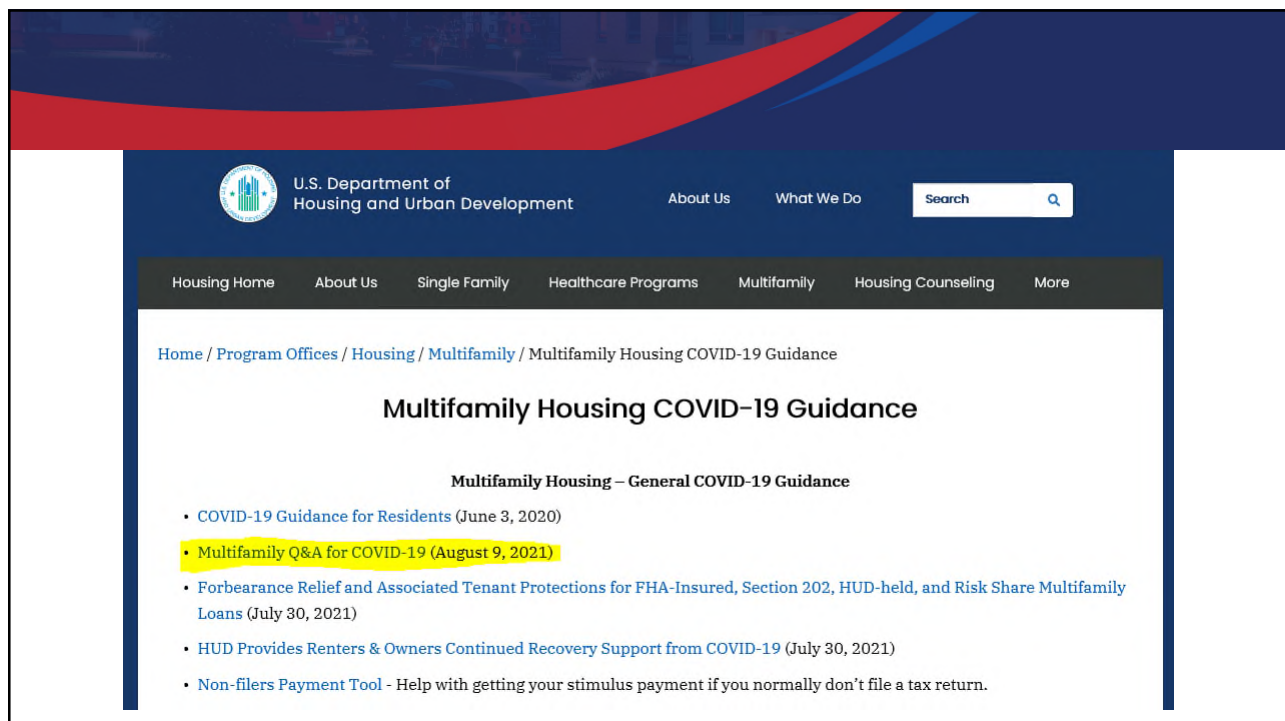




23



24

**Q: The American Rescue Plan of 2021 provides a monthly payment from the enhanced child tax credit that will begin being distributed to families in July 2021. Can HUD clarify whether these payments are to be included in tenant income calculations for HUD assisted Multifamily housing?**

A: Section 7527A: Advance Payment of Child Tax Credit in the ARP provides a monthly payment up to \$300/month from July 2021 through December 2021. Owners/Agents shall **EXCLUDE the child tax credit** on the basis that it is excludable income under 26 USC 6409.

(Updated 7/29/2021)

25

**Q: Although the eviction moratorium in the CARES Act expired, is the 30-day notice to vacate requirement still in effect for CARES Act covered properties?**

A: Notwithstanding the expiration of the CARES Act eviction moratorium, the CARES Act 30-day notice to vacate requirement for nonpayment of rent, in Section 4024(c)(1), **is still in effect** for all CARES Act covered properties.

(Updated 4/26/2021)

26

**Q: In light of concerns about site visits to HUD properties, what is the status of Management and Occupancy Reviews (MORs) performed by Traditional and Performance-Based Contract Administrators (TCA/PBCAs) and HUD staff?**

A: Effective May 22, 2020, HUD lifted the suspension of MORs performed by PBCAs, TCAs, and HUD staff in locations where there are no restrictions by state or local law or ordinance to prevent them from performing these reviews. Supplemental guidance also provided for an alternative manner in which an MOR could be conducted (virtually).

(Updated 7/29/2021)

27

**Q: Are Owners or Agents of properties that receive federal assistance allowed to require COVID-19 testing or vaccination for new and existing tenants at the property? Can they also require that testing results be shared with the Owner or Agent?**

A: Owners and Agents can encourage, but not require, tenants to get tested and/or vaccinated. There is no regulatory or statutory basis under the Section 8, 202, or 811 programs for an Owner or Agent to require tenants to take a health or medical test, receive a vaccine, and/or disclose results as a condition of tenancy.

(Updated on 4/2/2021)

28



## MULTIFAMILY HOUSING NEWS

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT


### Interim Rule Protects Tenants Facing Evictions for Non-Payment of Rent in HUD-Assisted Properties

HUD [announced](#) an Interim Rule that prohibits the eviction of tenants for nonpayment of rent from properties participating in HUD's Multifamily Section 8 project-based rental assistance, Section 202, and Section 811 assisted housing programs and HUD-subsidized public housing without providing a 30-day notice period that includes information about available federal emergency rental assistance. While this Interim Final Rule is effective November 8, 2021, HUD encourages stakeholders to provide comments using the instructions for submitting public comments contained in the Interim Rule that was published in the [Federal Register](#) on October 7.

This Interim Final Rule will ensure that HUD-assisted tenants who are facing eviction for nonpayment of rent have notice of available emergency funds and are given more time to access that assistance. During the lease term, owners of Multifamily assisted properties, must not "terminate the tenancy except for serious or repeated violation of the terms and conditions of the lease, for violation of applicable Federal, State, or local law, or for other good cause."

- 1) 30 Day Notice
- 2) Disclosure of available assistance

29



## Emergency funding sources available to assist tenants with rent payments:

The Department of the Treasury provides the **Emergency Rental Assistance (ERA) Program** established by section 501 of Division N of the Consolidated Appropriations Act, 2021, Pub. L. No. 116-260 (Dec. 27, 2020) (ERA1) and the Emergency Rental Assistance program established by section 3201 of the American Rescue Plan Act of 2021, Pub. L. No. 117-2 (March 11, 2021) (ERA2).

For more information see [HUD Notice PIH 2021-29](#)

30

## Sudden Loss of Income due to COVID-19 Mitigation:

Tenants in the public housing and HCV programs pay rent that is based on their income. Under the U.S. Housing Act of 1937, participating families are statutorily obligated to pay their portion of the rent. However, **if a family experiences a decrease in income, they can request an income reexamination so their portion of the rent can be adjusted downward.**

So, before pursuing Treasury ERA funds, HUD advises completing any pending or requested reexaminations and, as a best practice to ensure no duplication of assistance, O/As are encouraged to make the new tenant rent effective the month after the loss in income occurred.

31

## COVID-19 Supplemental Payments [\(CSP\) Round 4!](#)

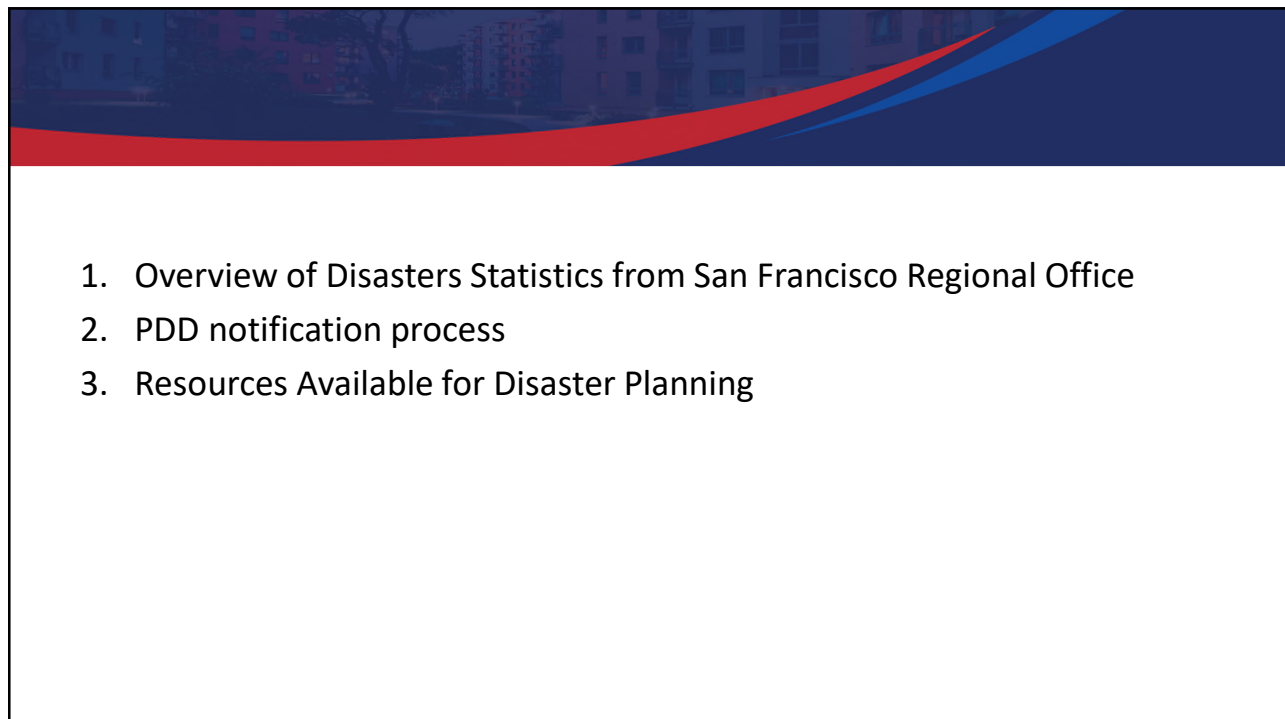
Important changes to CSP Round 4:

- Streamlined Process for maximum flexibility: Draft Form [52671E](#) out now
  - [CSP 4 Q&A](#), [CSP 4 1-page info](#),
- Extended timeframe: April 1, 2021 thru October 31, 2021
- Expanded eligible expenses
  - HVAC system upgrades
  - Broadband wi-fi infrastructure
  - Even emergency generators under certain conditions
- Last day to submit for CSP 4: November 19, 2021

32



33



34





# Disaster Declaration Process Reminder

- Prior to a disaster, HUD sends out an email blast to affected property owners and agents in the area. The email reminds them of the importance of evacuation plans prior to; having resident contact information; and FEMA and Red Cross contact
  - A specific maybe contacted due to the proximity to a fire
- During a Presidential Declared Disaster(PDD), an email blast will be sent to the properties in the COUNTIES designated in the PDD
  - PROPERTIES ARE REQUIRED TO SEND BACK THE A3 PRELIMINARY ASSESSMENT FORM

37

## Reminder



- It is important for HUD to have the correct email address for the person responsible for the property in an emergency.
- If there is staffing changes, please remember to have the new staff update their contact information for ALL the properties
- Owners/agents can send to updated contact information to [Sf.incoming@hud.gov](mailto:Sf.incoming@hud.gov)

38





# How to put together a plan for Disasters

39

## Free Resources

### Enterprise Community Partnership Resources

- Enterprise has various resources to help with disaster support and recovery
- Case Studies have been provided to help aid the development of Property Management Evacuation and recovery plans

<https://www.enterprisecommunity.org/solutions-and-innovation/disaster-recovery-and-rebuilding/technical-resources#preparedness-resources>

40

**Business Continuity Toolkit** for Affordable Housing Organizations

**ARE YOU READY TO RESPOND?**

Disaster can strike at any time, and a poorly managed response can put property and lives at risk.

The Toolkit equips multifamily affordable building owners & managers with a plan to address crisis.

**An Overview of the Disaster Staffing Toolkit**

Watch the video or scroll down to learn more.

PREV

NEXT

Do you know the risks of climate on your housing portfolio?

Why is having a Business Continuity Plan essential?

Create Your Business Continuity Plan		
<p><b>1</b></p> <p><b>Identify &amp; Orient Your Team Leader</b></p> <p>Appoint an Emergency Preparedness Coordinator (EPC) who will:</p> <ul style="list-style-type: none"> <li>» Develop the Business Continuity Plan</li> <li>» Prepare staff for their disaster response roles, and</li> <li>» Oversee ongoing maintenance.</li> </ul> <p>GET STARTED!</p>	<p><b>2</b></p> <p><b>Build Your Team</b></p> <ul style="list-style-type: none"> <li>» Customize staffing chart</li> <li>» Assign disaster response roles</li> <li>» Distribute job action packets</li> </ul> <p>REVIEW STAFFING CHART</p>	<p><b>3</b></p> <p><b>Practice Your Response</b></p> <ul style="list-style-type: none"> <li>» Plan &amp; conduct regular tabletop exercises.</li> <li>» Assess your response to crisis with After Action reports</li> <li>» Update your plan as staff &amp; organizational needs change.</li> </ul> <p>PLAN YOUR TABLETOP EXERCISE</p>

41

## Emergency Preparedness

- Ready to respond tools for resilience are available on the enterprise site free of charge
- Business Continuity Toolkit
- 19 retrofit strategies

<https://www.enterprisecommunity.org/solutions-and-innovation/green-communities/tools-and-services/ready-to-respond>




42

## Business Continuity Toolkit for Affordable Housing Organizations

### Document Library

These templates and guides can help you develop your Ready to Respond Business Continuity Plan or help you with individual needs. Use the checkboxes to select one or more documents to download, then click **download** at the bottom of the list.

Search:

	Resource	Planning Role
<input type="checkbox"/>	 <b>External Communications Liaison Job Action Sheet</b> The External Communications Liaison directs and approves the organization's messaging to media, funders, governmental agencies and other external stakeholders.	External Communications / Social Media Liaison
<input type="checkbox"/>	 <b>External Communications Guide</b> Guidance on communicating with media and other external stakeholders before, during and after a disaster.	External Communications / Social Media Liaison
<input type="checkbox"/>	 <b>Building Protection Team Leader Job Action Sheet</b> The Building Protection Team Leader takes all actions necessary to protect the infrastructure of an assigned building, including electrical.	Building Protection Team Leader

43

## Other Available Resources

**Red Guide for Recovery- Resources and guidebook for property managers**

- <https://theredguidetorecovery.com/preparedness-for-property-managers/>

**FEMA Sponsored Website with various tools to prepare for all disasters**

- <https://www.ready.gov/>

**ASPCA- Directives to help tenants with Pets**

- <https://www.aspc.org/pet-care/general-pet-care/disaster-preparedness>

**Article: Multifamily Insiders- Emergency Preparedness Plans for Property Management**

<https://www.multifamilyinsiders.com/multifamily-blogs/emergency-preparedness-plans-for-property-management.html>

**Article: CDM Smith.com- 10 Steps to Disaster Preparedness-**

- <https://www.cdsmith.com/en/Client-Solutions/Insights/10-Steps-to-Disaster-Preparedness?>

44



45



46



OFFICE OF HOUSING

# Office of Multifamily Housing Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

AHMA-NCH Training


- November 3: EIV A-Z Basics Part 1
- November 4: EIV A-Z Basics Part 2
- November 15: Consumer Debt & Small Claims
- December 7: EIV A-Z Advanced Part 1
- December 8: EIV A-Z Advanced Part 2

Look for these additional training topics soon

- Challenges in Layered Properties
- Reasonable Accommodations & Modifications
- Basic Work Series: Meeting Agenda & Minutes



47




OFFICE OF HOUSING

# Office of Multifamily Housing Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

October 1, 2021: CTCAC Compliance Monitoring Guidance 2021

Please reference the guide at:  
<https://www.treasurer.ca.gov/ctcac/compliance/memos/memo-compliance-monitoring-2021.pdf>

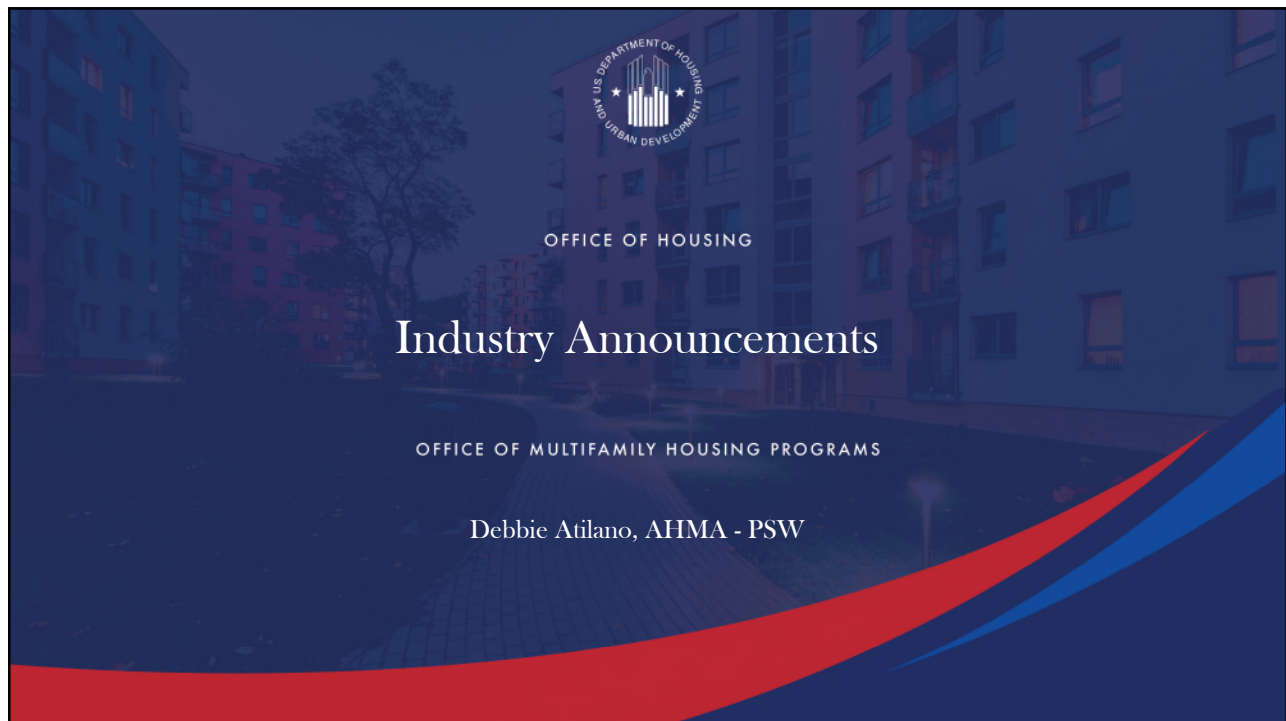


48





49



50





51

OFFICE OF HOUSING

Office of Multifamily Housing Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

## Closing Remarks

Recap

Breakout Sessions, beginning after short break

Join the Listsrv for updates, use the following link;  
<https://www.hud.gov/states/california/working/mfownmgmt>

Survey will be sent out after today.

Pacific Currents Newsletter coming out later this month.

52



OFFICE OF HOUSING

# Office of Multifamily Housing Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

## Closing Remarks

RSVP Invitations were sent out for the Breakout Sessions.  
If you haven't RSVP'd already, please email Henry Betts with your desired Breakout Meeting and he can forward the link to the individual meetings.

[henry.h.betts@hud.gov](mailto:henry.h.betts@hud.gov)



OFFICE OF HOUSING

# CSP4 Breakout Room

OFFICE OF MULTIFAMILY HOUSING PROGRAMS

Branch Chief Jim Raymond  
SAE Chris McDaniel



OFFICE OF HOUSING

# Office of Multifamily Housing Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

## CSP Round 4: Notice H 2021-05

Authorizes an April 1<sup>st</sup> – October 31<sup>st</sup> 2021 period for reimbursement of eligible CSP expenses

(7 months long compared to previous 4 month CSP rounds)



OFFICE OF HOUSING

# Office of Multifamily Housing Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

## CSP Round 4: Notice H 2021-05

Expanded criteria for eligible COVID-19 mitigation items

- Air filtration (HVAC)
- Increased cleaning and sanitization
- PPE
- WI-FI infrastructure costs
- Emergency generator (under certain circumstances)





OFFICE OF HOUSING

# Office of Multifamily Housing Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

## CSP Round 4: Notice H 2021-05

Revised Financial Need requirements for Standard CSP amounts

- Properties projecting surplus cash are now eligible for amounts up to the Standard CSP cap of \$25,000





OFFICE OF HOUSING

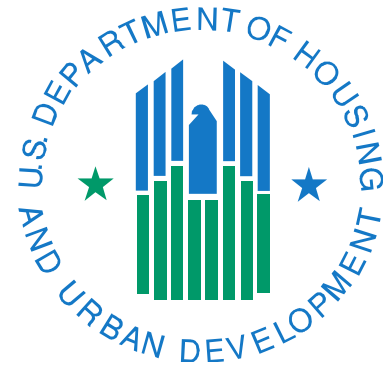
# Office of Multifamily Housing Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

## CSP Round 4: Notice H 2021-05

Deadline to submit to CA or HUD: November 19, 2021

All eligible properties are encouraged to apply!





OFFICE OF HOUSING

# Preservation Transactions Chat with Christina and Gwen

San Francisco Asset Management Industry Day Breakout Session

OFFICE OF MULTIFAMILY HOUSING PROGRAMS

## Multifamily Housing West Region

Christina Wong, Branch Chief

Gwen Kelleher, Branch Chief

October 21, 2021



# Preservation Goals

1. To preserve long-term affordable housing stock by minimizing the loss of affordable units from the HUD portfolio and extending long-term affordability wherever possible.
2. To facilitate the rehabilitation of aging properties to provide safe, decent, and sanitary housing for residents.



# Preservation – Two Approaches

- 20-year HAP contracts
- Prepayment/Refinance/Rehabilitation of Aging Subsidized Properties



# Types of Preservation Transactions

- Early termination/contract renewal or upon the expiration of the existing contract
- Chapter 15 of the Section 8 Renewal Guide (20-year HAP is required for an Option 1 or Option 2 renewal)
- 202 Prepayment and refinance
- Things that may be connected to refinancing (Capital Repairs/Rehab work, Use Restriction, buyout of the investor (if tax credit is involved), etc.) - Preserving for 20 or more years, if preservation exhibit and Use Agreement is required (new or extending existing Use Agreement)
- 8bb, RAD, and SPRAC





# Contract Renewal Options

- Option 1 – Mark-up-to-Market
- Option 2 – Contract Renewals for Other Projects with Current Rents at or Below Comparable Market
- Option 3 – Referral to RECAP
- Option 4 – Renewal of Projects Exempt from or Not Eligible for Debt-Restructuring
- Option 5 – Renewal of Portfolio Reengineering Demonstration or Preservation Projects
- Option 6- Opt Outs

*\*\*\* For Chapter 15 Preservations, only Option 1 and 2 are available*



# Documents Required for a Chapter 15 Preservation

- Detailed narrative of the transaction from the owner
- A complete contract renewal package (including HUD-9624) under Option 1 or Option 2.
- RCS with “as-is” and “post rehab” rents
- Twenty (20) year HAP Contract
- Use Agreement
- Environmental Plan for review
- A capital needs assessment, prepared to HUD specifications
- A sources and uses statement



## **Documents Required for a Chapter 15 Preservation-Option 2, Mark Up to Budget**

- All documents required from previous slide 6, including a detailed narrative of the proposed transaction with documentation of site control (for transfers) and documentation of rehab costs (for capital repairs)
- Form HUD-92547-A, Budget Worksheet



# How to Get Started

If you are planning to submit a preservation request,

- Contact your HUD Account Executive/Resolution Specialist. Please click [here](#) for a current list of AE/RS assignments. You will work with your AE/RS and Preservation Coordinator to complete your transaction.
- Schedule a concept meeting to discuss your proposal. We recommend scheduling a meeting at least nine (9) months ahead of the anticipated closing date, especially for complex deals involving prepayment requests, Chapter 15, LIHTC, waiver requests, and amendments to LIHPRHA/ELIPHA Use Agreements.
- Submit a detailed narrative and supporting documents of the preservation transaction with the anticipated closing date to [sf.incoming@hud.gov](mailto:sf.incoming@hud.gov).
- Submit your renewal package to the Contract Administration or HUD at least six (6) months ahead of the anticipated closing date. This includes the RCS with as-is and post rehab rents for Chapter 15 deals. Accurate and timely processing of contract renewal requests is important in order to avoid delays in subsidy payments.
- If you are refinancing with a FHA loan, please notify your AE/RS immediately so we can work with our Production team.



# Preservation Coordinators

- Team Hudson – Gary Lee
- Team Morrison – Anna Dennis
- Team Raymond – Betty Chong
- Team Thompson – Chris McDaniel
- Team Wong – Carlos Harb
- Team Kelleher- Davin Lal, June Park, Rick Lombardi, Venus James







OFFICE OF HOUSING

# Office of Multifamily Housing Programs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

## Service Coordinators

Grants by Xena Dinh, Grants Specialist

Fees by Angela Morrison, Branch Chief



# Grants

- CY2021 Grant Renewals
  - was delayed due to the high turnovers in our HQ's office
  - we have funded all the CY2021 Renewals
  - currently we have 6 outstanding awards in the West Region, 2 with inactive DUNS and 4 awaiting grantee acceptance
- CY2022 Grant Renewals - will be on schedule with program kickoff about January
- Please submit any questions you may have



# Supportive Services Fees

FY 2020 Section 202 Supportive Housing for Elderly Programs NOFA publish May 26, 2021, and HUD CFR 891.225 Provision of services. The \$15 per unit per month (pupm) of PRAC funds for service expenses are incorporated into the calculation of the initial PRAC Rents. When requesting these funds you must submit a HUD approved Supportive Service Plan along with your request.

**The plan must include the following:**

- A written description of how the services will be delivered.
- How the plan will address the health and social needs of the elderly population
- Describe Activities of Daily Living (ADLs) needs for the residents
- The Public and private funds that are being used
- Current Full Time/Part Time Service Coordinator
- Health and Wellness design that show physical activity and social interactions