



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Multifamily West Region
San Francisco Regional Office
One Sansome Street, Suite 1200
San Francisco, CA 94104-4430

www.hud.gov

November 17, 2021

Dear Multifamily Industry Partners:

HUD Multifamily West Region, San Francisco Asset Management Division held an Industry Day webinar on Thursday, October 21, 2021. Please find the attached the PowerPoint presentations and FAQs.

We kindly ask that you take a moment to give us feedback on the event with [this survey](#).

Below are links to the Industry Day main event and two of the breakout sessions from our YouTube channel.

Main event: https://youtu.be/_6xuCwpI1o0

Breakout Session - Preservation: <https://youtu.be/PnTyr45GvUw>

Breakout Session - Service Coordinator: <https://youtu.be/ImW2aTTvp8o>

I hope this information will be helpful to you. If you have questions or need clarification, please reach out to your Account Executive. If you do not know who your AE is, please check here: <https://www.hud.gov/states/shared/working/west/mf/ownmgmt/ae> or email Den.Incoming@hud.gov or SF.Incoming@hud.gov.

Sincerely,

Matt Naish

Matt Naish, Regional Director
Multifamily West Region

**U.S. Department of Housing & Urban Development
Multifamily West Region
San Francisco Asset Management Industry Meeting
Thursday, October 21, 2021**



FAQ

Question 1: Why is HUD requiring interior inspections currently during REAC, when COVID variants are running rampant right now?

Answer: Yes, the COVID variants are a factor, but REAC thoroughly thought through their processes, and now, after 15 months of suspending inspections due to COVID 19, the reality of not doing inspections was too risky for tenants. REAC has restarted inspections with greater latitude – units with COVID can be taken out of the sample and not inspected, and inspectors need to wear PPE and social distance. We've had to balance the risk and make modifications, and as a result, our re-start has been successful. Since June 1, 2021, REAC has completed 4,352 inspections and in doing so we have been able to assess properties by taking additional precautions to protect residents, property owners, management agents, and inspectors.

Question 2: Where can we find the new information regarding 2021 proposed management fees and how do we provide feedback to HUD?

Answer: Here is the link for the management agent fees:
<https://www.hud.gov/states/shared/working/west/mf/ownmgmt>

Question 4: Is there a tentative release date on the new RCS guidance inconsistencies?

Answer: No date has been decided on yet, but we anticipate the guidance to be available hopefully by the end of the year.

Question 5: Why are soft loans and notes not allowed as expenses in BBRAs?

Answer: Debt service on subordinate loans is not an eligible expense.

Question 6: Why are Management Fees based on a base Per Unit Per Month amount with add on fees when they should be determined based on percentage of income?

Answer: HUD guidance states that the fee is based on percentage of income up until the PUPM amount.

Question 7: When will HUD release COVID mandate guidance?

Answer: At this time there is no mandate in existence to require COVID vaccinations as a prerequisite or requirement for tenants to receive a rental subsidy. No such mandate affecting tenant rent subsidy is expected. Federal agencies have been directed to ensure that all federal employees are fully vaccinated by November 22, 2021, unless they are entitled to a limited, legal exception.

Question 8: When will the Form 52671E (final version) be ready?

Answer: We expect the final OMB approved 52671E form to be available on HUD CLIPS shortly. In the meantime, a "draft" Round IV form has been posted on the Multifamily Home page as we await for OMB approval on the final version. Owners and agents can review this draft form, which includes a Minimum Expected Funding worksheet and updated Owners Certifications/Agreements to Terms -- but should NOT submit requests until the final version of the form has been posted on HUDCLIPS.

Question 9: Can I submit a round three claim but not a minimum?

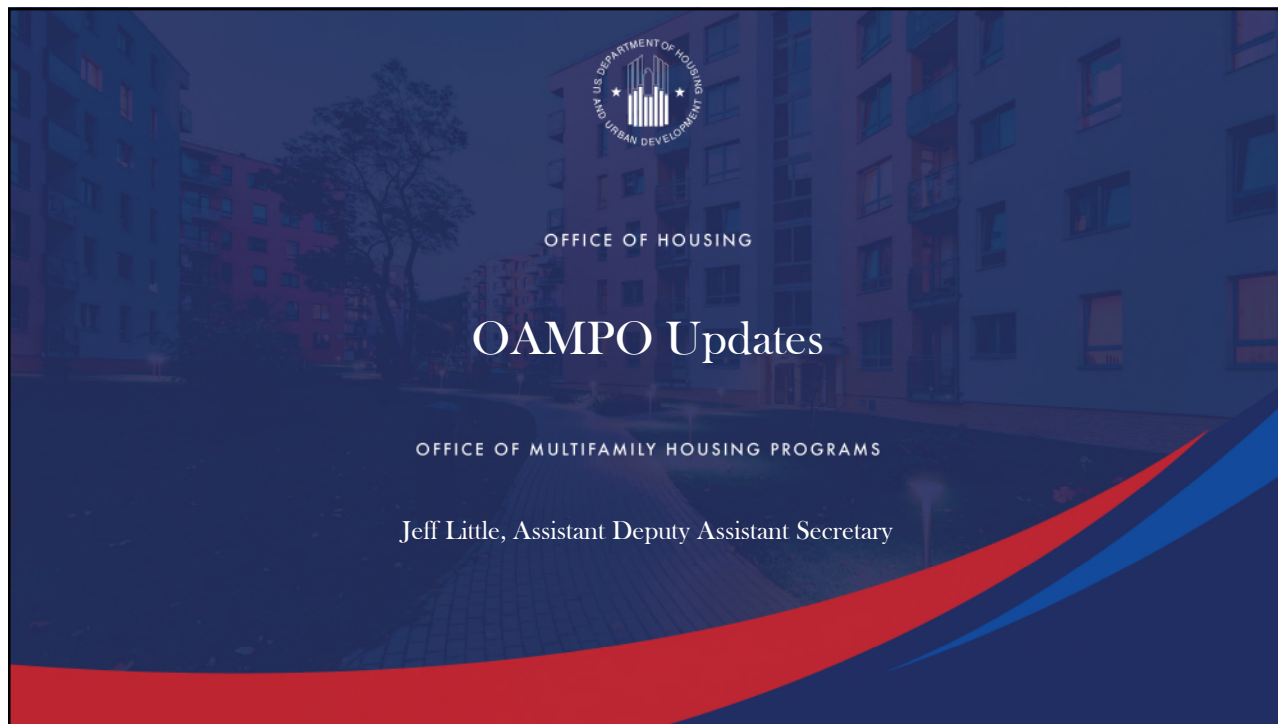
Answer: Yes. Submissions for all previous rounds will be accepted.



1



2



U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT


OFFICE OF HOUSING

OAMPO Updates

OFFICE OF MULTIFAMILY HOUSING PROGRAMS

Jeff Little, Assistant Deputy Assistant Secretary

3



U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT

OFFICE OF HOUSING

Multifamily Updates

OFFICE OF MULTIFAMILY HOUSING PROGRAMS

Janea Jackson, Asset Management Director

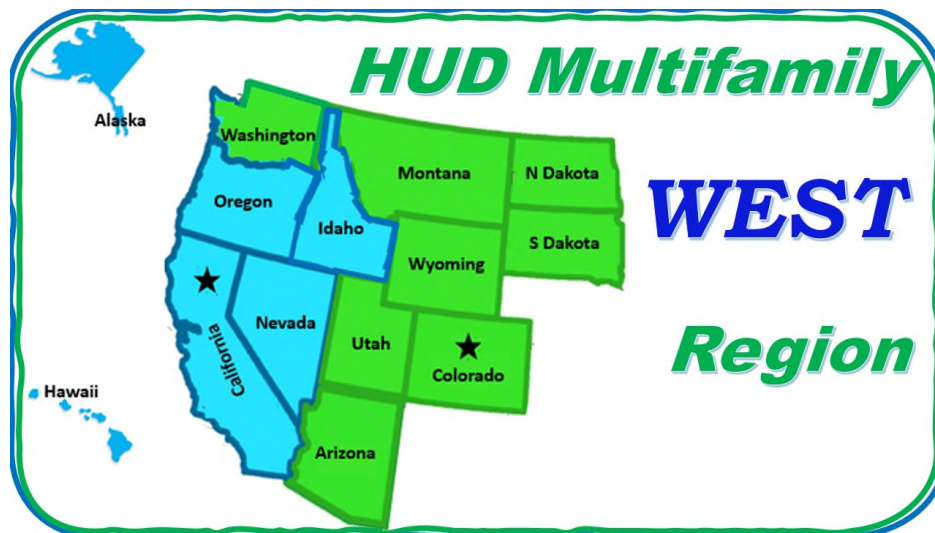
4

AGENDA

- Multifamily West Region Staffing Updates
- Communication Reminders
- Asset Management Program Updates
 - Multifamily West Region's September 2021 Management Fee Memo
 - Rent Comparable Studies (RCS)
 - Section 8(bb)
 - ERAP
 - FY22 Contract Renewal Updates
 - Section 202
 - HUD/TCA to PBCA Assignments for November 1, 2021
 - Industry Accomplishments



5



6

SUBMIT REQUESTS ELECTRONICALLY

New Work Requests

Requests for processing must be submitted to our centralized mailboxes:
SF.Incoming@HUD.gov: AK, CA, HI, ID, NV, OR, Guam, Marianas Islands
DEN.Incoming@HUD.gov: AZ, CO, MT, ND, SD, UT, WA, WY
 Please contact your AE directly for general guidance, discussion of upcoming transactions, trouble-shooting, etc.
 AE assignments: <https://www.hud.gov/states/shared/working/west/mf/ownmgmt/ae>

Contracts and Funding

Contract renewals ready for execution HUD-administered properties and PRACs emailed from:
SF.Funding1@HUD.gov and SF.Funding2@HUD.gov
Den.Funding@HUD.gov

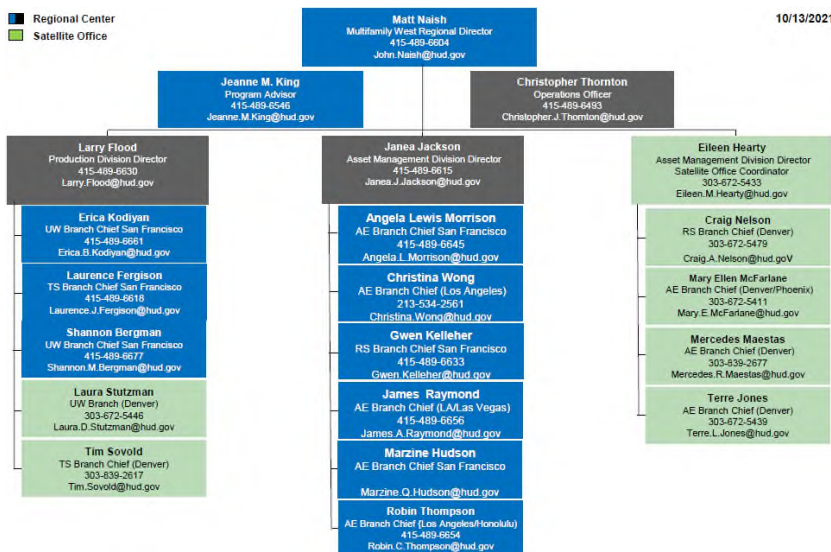
Service Coordinator Grants

West.Grants1@hud.gov –AZ, CA, HI, Guam, NV, UT - Xena Dinh, Grant Specialist West.Grants2@hud.gov –
 CO, MT, OR, ID, ND, SD, WA, WY - Rebecca Buxton, Grant Specialist



7

WESTERN REGIONAL ORGANIZATION CHART

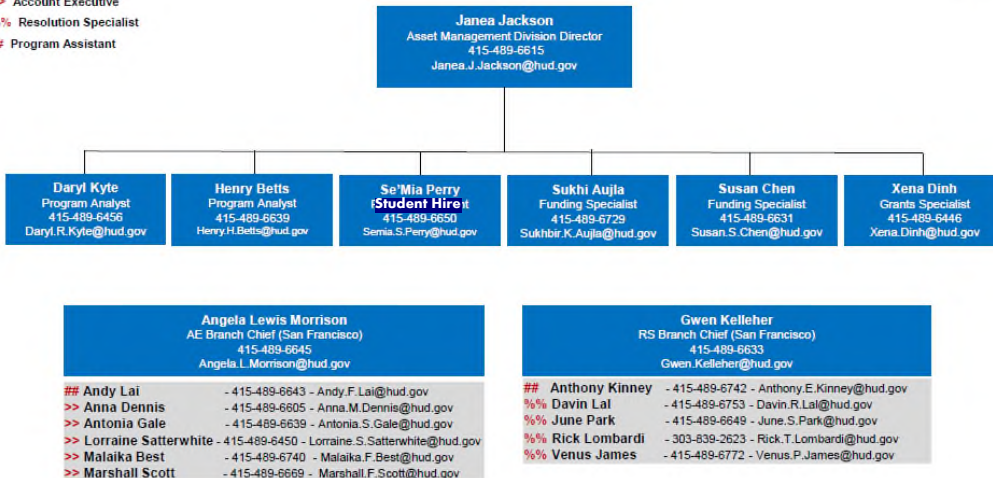


8

SAN FRANCISCO ASSET MANAGEMENT ORGANIZATIONAL CHART

- Regional Center
- >> Account Executive
- %% Resolution Specialist
- ## Program Assistant

10/13/2021

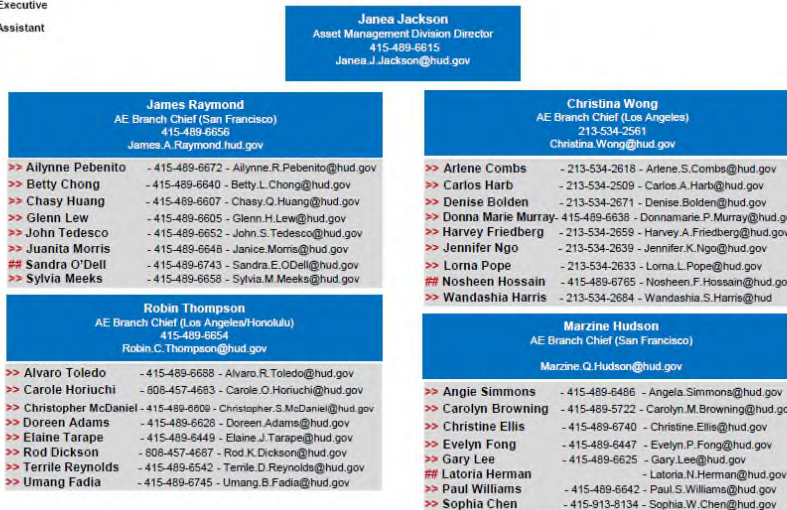


9

SAN FRANCISCO ASSET MANAGEMENT ORGANIZATIONAL CHART

- Regional Center
- >> Account Executive
- ## Program Assistant

10/13/2021



10

ASSET MANAGEMENT PROGRAM UPDATES



11

Multifamily West Region's September 2021 Management Fee Memo

- 1.6%, on an annualized basis, bump up from the 2019 memo for Management Fee ranges based on CPI,
- SF's maximum caps were not adjusted from the 2019 memo. There is a new Computer and Bookkeeping Fee section, and
- Protracted discussion on special fees,
 - o adding new special fee for adverse neighborhood conditions characterized by high incidences of crime or vandalism.
- The Bookkeeping Fee Memo is still forthcoming.



12

RENT COMPARABLE STUDIES (RCS), SECTION 8(BB), ERAP, FY22 CONTRACT RENEWALS

- HQ will be drafting guidance to clarify RCS inconsistencies.
- HQ is working on possible enhancements in the 8(bb) guidance.
 - For more information:
 - https://www.hud.gov/program_offices/housing/mfh/8bb
- Emergency Rental Assistance (ERAP) webinar with Treasury on September 23. The session is [available](#) on HUD's YouTube channel and the [slides](#) as well.
- Ft. Worth Accounting Office is open!



13

Section 202 Awards

- HUD [awarded](#) \$143 million in grants to non-profit organizations across the country to support the development of new affordable multifamily rental housing along with ongoing project rental assistance for very low-income seniors.
- [Section 202 Supportive Housing for the Elderly](#) program will help fund the construction and operation of 1,484 new deeply rent-assisted units for low- and very low-income seniors who will pay rent based on their income.
- Several of the grantees will be creating mixed-income communities, building 701 additional affordable and market-rate units as part of these funded projects, for a total of 2,185 homes

14

HUD/TCA to PBCA Assignments for November 1, 2021

- PBCA will request HUD-50059s (tenant certifications) for the current tenant population and one or more HUD-52670s reflecting these tenants.
- If you need assistance in transferring your TRACS data, you may call the **TRACS Hotline at 1-800-767-7588**.
- The Contract Administrator will provide you with additional instructions and guidance for submitting the request for voucher payment.

To ensure all residents are kept informed about this change, share the resident notice on the bulletin board at the property. Give a copy to every resident.

15

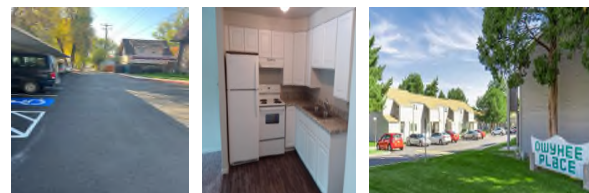
Exceptional Preservation Deal

Section 8 Refinance and Rehabilitation, The Housing Company

Before



After



16

16

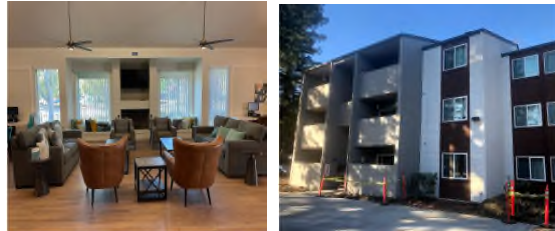
Exceptional Preservation Deal

Shorebreeze II Renovation, MidPen Housing Corp.

Before



After

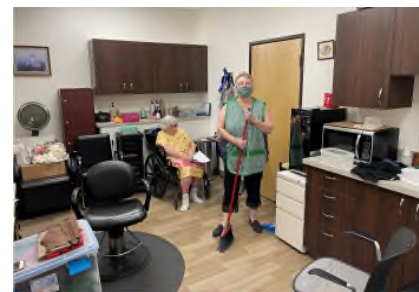


17

17

Exceptional Preservation Deal

Ya Po Ah Terrace Retirement Apartments, Manor Management Services, Inc. and Housing Development Center



18

18

Exceptional Preservation Deal

**Frederick Douglas Haynes Gardens (aka FD Haynes),
Human Good and Beacon Development Group**

Before



After



19

19

Exceptional Property Manager

**Judi Engel, Administrator at Ocean View Plaza, Lesley
Senior communities**



20

20

Exceptional Property Manager

Malcom Rivera, Property Manager, SoLa Rentals



21

21

QUESTIONS AND INQUIRIES

Please reach out when you have a question or need information.

HUD MF contact information can be found here:

<https://www.hud.gov/states/shared/working/r8/mf>

Or simply send an email to SF.incoming@hud.gov
and we will route it to the appropriate person.

Thank you!



22