



SHCC and Ft. Worth Program Center meeting, January 26-27, 2010. SHCC representatives with HUD Ft. Worth Multifamily Program Center Director, Ken Byrd, CAOMS Barbara Shouse and Carlos Renteria, and Supervisory Project Managers Sharon Gordon-Ribeiro and Kathryn Vaughn.

HUD's Refinement of Income and Rent Determination Requirements in Public and Assisted Housing Programs Final Rule

On December 29, 2009, HUD published the Refinement of Income and Rent Determination Requirements Final Rule (<http://edocket.access.gpo.gov/2009/pdf/E9-30720.pdf>). The Final Rule became effective January 31, 2010. It includes the following changes:

1. Mandated use of HUD's Enterprise Income Verification (EIV) System—The EIV system must be used in its entirety as a third party source to verify tenant employment and income information during all recertifications or reexaminations of family composition and/or income. To

ensure compliance all Owner/Agents must use the EIV System, as outlined in HUD Notice 09-20 issued December 7, 2009.

2. Revised Social Security Number (SSN) Requirements

All household members receiving or applying for assistance, including those under the age of 6, must provide their SSN and acceptable verification of their SSN. Any household member receiving assistance who has not previously disclosed their SSN, or disclosed a SSN that is inaccurate or has changed, must provide their SSN and acceptable verification of their SSN at the next recertification or re-examination of family composition and/or income.

There is one exception to the SSN requirement:

- Current residents who were age 62 or older and receiving assistance as of January 31, 2010 are not required to disclose or verify their SSN. This exemption applies as long as the household requests assistance, including a transfer to another unit at the property or moving to another HUD assisted property or program.

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Additional information regarding SSN requirements:

- For current households, when adding a new household member age 6 or older, or under age 6 with an assigned SSN, the new member's SSN must be disclosed and documented at the time the household member is added.
- For current households, when adding a new household member under the age of 6 who does not have a SSN, the SSN and supporting documentation must be provided within 90-days of the child being added to the household. An additional 90-day extension can be provided if the failure to disclose was due to circumstances that could not be foreseen and were outside the household's control.
- Applicants who have not provided SSNs may remain on the waiting list. However, an otherwise eligible household cannot be deemed eligible until all household members applying for assistance have submitted valid SSNs and acceptable documentation to verify the SSN is correct.
- The SSN requirements do not apply to household members who indicate that they are a non-eligible non-citizen. In these cases, the household is considered a "mixed" household and assistance is prorated based upon the number of eligible household members. However, the household members claiming eligibility must provide documentation of their SSN.
- If an assisted household member fails to disclose and document their SSN at the required timeframe, the entire household's assistance must be terminated.
- The SSN requirements apply to live-in aides and foster children.

The previously proposed changes to the citizenship requirements and definition of annual income were not included in the Final Rule. For additional information or questions on the Final Rule, please contact your SHCC Asset Manager. ■

Disclosure of Social Security Numbers per HUD's Final Rule

Effective January 31, 2010, there are new regulations regarding verification of social security numbers when determining if a household currently receiving assistance or applying to receive assistance is eligible. As a result, TRACS will no longer accept 999-99-9999 or a T-ID number as a valid SSN for a household member coded on the 50059 as eligible to receive subsidy. (However, there are exceptions for elderly

individuals and children under the age of 6 participating in the Section 8 program as of January 31, 2010.) Many properties will be required to update the Head of Household (HOH) information with the social security number for those units that previously had Head of Households listed as eligible to receive subsidy with the Household Assistance Status Code of PV (Pending Verification). Please take the steps below to ensure that the information is corrected in your system as well as TRACS.

1. Correcting the HOH information in your system

- You will need to create either an Interim Certification or correct the last full certification.
- Contact your software company to ask them what steps need to be taken to make a change to HOH information. These instructions may be vendor specific.
- Note: The Previous Head of Household section contains six fields that must be filled out completely if there is any change to the previous HOH information (Your software should automatically fill these fields when you follow their instructions to change the HOH information):
 - ✓ Previous Head Last Name
 - ✓ Previous Head First Name
 - ✓ Previous Head Middle Initial
 - ✓ Previous Effective Date (This date must always be the date of the last full certification)
 - ✓ Previous Head SSN report
 - ✓ Previous Head Birthdate

2. Correcting the certification in TRACS

- Submit the file displaying the updated SSN information via iMAX.
- Check your MAT error responses to see if the file was accepted.
- If the file was rejected, contact your TRACS Data Analyst at SHCC to find out why. ■

We recommend the following general pointers

1. Request the instruction on making SSN changes from your software provider today! That way you won't have to call your vendor support when you're trying to submit your TRACS files. It is best to have this information now, before it delays your voucher.
2. Do not manually change information in a MAT file. This frequently causes more problems than those you are attempting to correct.
3. Don't forget to follow up by checking your error responses. This is a critical step. If the certification is rejected in TRACS, then all future certifications for that unit will be rejected as well. Eventually this could lead to a delayed HAP payment.
4. If you are not sure what to do, contact your SHCC TRACS Data Analyst.

Use of the Enterprise Income Verification (EIV) System HUD Guidance

The deadline to implement use of the EIV system has passed. As of January 31, 2010, all Owners and Management Agents (O/As) must be using the EIV system as a third party source to verify tenant employment and income information during any recertification/reexamination of family composition and/or income.

On December 7, 2009 HUD issued Housing Notice 09-20 regarding the Enterprise Income Verification (EIV) system. This Notice provides updated instructions to O/As regarding the use of the EIV system, and supersedes HUD's previous Notice on EIV (H 2008-03). Notice 09-20 includes updated information and guidance on the following:

- The use of each of the EIV Income Reports to verify employment and income of tenants during the recertification process.
- The development of written policies and procedures for using EIV Income Reports and EIV Verification Reports. The frequency or timeframes that each of these Reports will be accessed must be outlined in the property's EIV policies.
- The requirement to review and follow-up on the *Failed EIV Pre-Screening Report* and *Failed Verification Report* (Identity Verification Reports) on a monthly basis.
- HUD's recommendation that the *No Income Report*, *New Hires Report*, *Multiple Subsidy Report*, and *Deceased Tenant Report* be reviewed and follow-up on no less than quarterly.
- The security of EIV data, and requirements for retaining and disposing of EIV data (technical, administrative, and physical safeguards for EIV data must be outlined in the property's EIV policies).
- Requirements for reviewing, resolving, and documenting the resident file for all income discrepancies identified on the EIV Income Discrepancy Report.
- Data retention requirements for retaining all EIV Income Reports for the term of tenancy plus three years.
- Obtaining tenant consent forms, to include a signed form HUD-9887 and form HUD-9887-A for the head, spouse, co-head and each family member who is at least 18 years of age, or has turned 18 since the last recertification, prior to accessing income reports in the EIV system.
- Outlining the use of the EIV *Existing Tenant Search* in the property's Tenant Selection Plan.
- Parameters to follow when entering into Resident Repayment Agreements.
- The use/execution of the EIV Rules of Behavior form for staff who do not have access to the EIV system but who view or use EIV data/reports (<http://www.hud.gov/offices/hsg/mfh/rhiip/eiv/rulesofbehavior.pdf>).

On January 11, 2010 HUD published Housing Notice H 2010-02 regarding HUD's "EIV & You Brochure" and the requirements for distribution. The Notice states that effective January 31, 2010 O/As must provide each household with the "EIV & You Brochure" at move-in and annual recertification. Copies of the "EIV & You Brochure" can be ordered online at: <http://www.hud.gov/offices/adm/dds/index.cfm> or by calling 1-800-767-7468.

In addition to reviewing Housing Notices H 09-20 and H 2010-02, SHCC recommends that O/As watch the following HUD EIV webcasts to obtain additional guidance on the implementation of the EIV system:

- December 16-17, 2008—HUD's two-day EIV instructional course via webcast. This training covers topics ranging from gaining and continuing EIV access, using EIV income information and verification reports, resolving tenant income discrepancies, and PBCA/HUD monitoring of Owner/Agent EIV use during the annual MOR. Q&As from the December 16-17, 2008 webcast can be found at: <http://www.hud.gov/offices/hsg/mfh/rhiip/eiv/training/eivwebcastqna.pdf>.
- December 29, 2009—HUD's second EIV Instructional Course via webcast. This training focuses on the practical use of the EIV system and system security. A live Q&A session for the December 2009 webcast was held February 25, 2010.
- Both of these webcasts, as well as supplemental Power Point presentations, can be found at: <http://www.hud.gov/offices/hsg/mfh/rhiip/eiv/eivtraining.cfm>.

HUD has announced that additional guidance on implementation of the EIV system is forthcoming. If you have questions on the EIV system, contact your SHCC Asset Manager. ■

New Guidance: Resident Repayment Agreements

HUD's Notice H 09-20 issued December 7, 2009 on the EIV System includes new guidance and rules regarding Resident Repayment Agreements. The following summary is taken from pages 24 - 29 of the Notice. Please refer to the actual text of the Notice for additional information and examples to assist you in preparing your Resident Repayment Agreements.

A resident is required to reimburse HUD the amount of the over-subsidy HUD paid if the resident was charged less rent than required due to underreporting or failure to report income. Residents can repay (1) in a lump sum payment; (2) by entering into a Repayment Agreement; or (3) a combination of (1) and (2). Residents who do not agree to repay amounts due to HUD will be in non-compliance with their lease and may be subject to termination of tenancy.

The following elements must be present in the Repayment Agreement.

- The resident and owner/agent (O/A) must both agree on the terms of the Repayment Agreement.
- The resident's monthly payment must be what the resident can afford to pay based on the family's income. The monthly Repayment Agreement amount plus the amount of rent the resident/family pays should not exceed 40% of the family's monthly adjusted income. Example:
 - ✓ Family's monthly adjusted income is \$1,000.00
 - ✓ 40% of the family's monthly adjusted income is \$400
 - ✓ Family's monthly rent payment is \$300
 - ✓ Monthly Agreement amount should not exceed \$100 ($\$400 - \$300 = \100)
- The time period of the Repayment Agreement will be the number of months required to collect the amount owed based upon the monthly dollar amount the tenant agrees to pay. Example: Agreed repayment amount is \$500; agreed monthly payment is \$50. Agreement time period is 10 months. ($\$500/\$50 = 10$)
- The Repayment Agreement must reference the paragraphs of the lease as to which the resident is in non-compliance if the resident does not adhere to the Repayment Agreement.
- The Repayment Agreement should contain a clause allowing the parties to renegotiate the terms of the Agreement if the resident's/family's income changes.
- The Repayment Agreement must be signed and dated by the resident and O/A.

The O/A must correct all prior 50059 certifications affected by the income change that was discovered, and submit them to TRACS. Note: Please contact your SHCC TRACS Data Analyst regarding adjustments that must be made to your voucher when the resident is unable to repay the over subsidy amount in one lump sum.

HUD allows O/As to retain a portion of the repayments they collect from residents who have improperly reported their income at certification or recertification, to help defray the costs of pursuing these cases. This is not limited to cases of fraud. O/As may retain an amount to cover their actual costs, limited to the lesser of: the O/A actual costs, or 20% of the amount collected from the resident. The monies retained by the O/A must be deposited into the project's operating account. Note: The O/A must keep records of the receipt and disbursement of all repayment amounts collected from the resident, including the following:

- Date and amount received from the resident.
- O/A expenses incurred.
- O/A amounts retained.
- Voucher dates and amounts of reimbursement made to HUD.

If you have questions regarding Repayment Agreements, contact SHCC's HAP Director, Jenny DeSilva, at 512-474-5332 ext. 3167 or jenniferd@hacanet.org. ■

Educational Scholarship Programs



Quintella Gorham, 2008 Scholarship recipient.

Since 2003, SHCC and AHMA East Texas have collaborated on Educational Scholarship Program for residents of project-based Section 8 properties in the East Texas area. The SHCC/AHMA East Texas Educational Scholarship program has provided over \$150,000 in scholarships to 77 deserving students in the six years it has been in existence. SHCC and SWAHMA started a similar scholarship program in 2007, which has awarded \$30,000 to 14 students to date. We would like to spotlight the success story of one of the scholarship recipients, Ms. Quintella Gorham.

Ms. Gorham, formerly a resident at Pines of Woodforest, was a recipient of one of SHCC/AHMA East Texas scholarships in 2008. She completed her Associates Degree at San Jacinto Community College in Harris County, Texas, where she was on the Dean's List, in December 2008. She received her degree in Health Information Management, and, in less than 3 weeks after graduation obtained a job in the healthcare industry with HCA - The Healthcare Company, as an Emergency Registration Specialist. She plans to continue her education to obtain her Bachelors in Business Administration with a concentration in Health Care Management through an online program at Jones International University, starting in April 2010, and, ultimately, to receive a Master's degree. She recently leased her first home for herself and her three children. Her goal is to one day have a rehabilitation program and shelter for mothers and children, focusing on victims of domestic violence.

Ms. Gorham contacted AHMA East Texas in February 2010 to say thank you for the scholarship and the impact it had on her life. We want to congratulate Ms. Gorham on all of her hard work and on her success, and to wish her every success with her aspirations for the future. Her story embodies the goals that all of those committed to the scholarship program hope to achieve. This includes not only SHCC and the AHMA East Texas/SWAHMA Board and members, who collectively fund and administer the program, but the site managers who encourage their residents to apply for the scholarships, the management companies who support resident programs, and the owners who ensure their properties provide quality housing and resident services. We look forward to the continuation of the Educational Scholarship Programs and to reporting future success stories. ■

Where does YOUR Property Manager Live?

Our HAP Department works hard to get your vouchers processed quickly and accurately. Occasionally they are slowed down by having to find out where your Property Manager lives. We are referring, of course, to the Non-Revenue Producing units that are home to your Managers and Maintenance Staff. If your Rent Schedule shows that your Manager lives in a unit at the property, it will raise a red flag if we receive a voucher requesting subsidy for that unit.

In order to ensure that the information reported on the Rent Schedule is correct and the use of the subsidized unit is in the best interests of the property and the community, SHCC requires owners to make formal requests to change their Non-Revenue Producing unit configuration. The request should be made in writing and include a cover letter with the following information:

- ✓ Unit type and current Contract Rent for the subject unit
- ✓ The reason for the change
- ✓ Anticipated effective date

So, if your Manager lives on site, please tell us where YOUR Property Manager lives. We appreciate your cooperation. If you have any questions, please feel free to give us a call! ■



UPCS Inspection Protocol For Inspecting Elevator Equipment Rooms

The HUD protocol for inspecting elevator equipment rooms was clarified in Inspector Notice No. 2009-03. This Notice, effective January 4, 2010, details the inspection process and the protocol to be used by certified UPCS inspectors.

Some of the highlights of the Notice include:

- UPCS inspectors will not enter and inspect enclosed rooms, closets, or areas on HUD assisted and insured properties that house ONLY elevator equipment.
- If an elevator room contains other inspectable items not associated with elevators (e.g., water circulation pumps, electrical panels for various building electrical systems such as timers or exhaust fans), then the UPCS inspector will enter and inspect the room and all items in the room.
- If an elevator room provides the only access to another area that the inspector must inspect (e.g., roof or other common area of the property), then the UPCS inspector will enter and inspect the room and all items in the room.

In order for the UPCS inspector to gain access to the elevator room and conduct the inspection, properties are required to meet one of the four conditions noted below. If the property does not comply with this requirement, the UPCS inspector is required to deem the inspection unsuccessful and will be unable to continue with the property's inspection.

- Have the elevator equipment located on a suitable balcony, gallery, or platform elevated and arranged so as to exclude unqualified persons, or have the elevator equipment located at an elevation of 8 feet or more above the floor; or
- Have the elevator equipment protected by suitable permanent, substantial partition, fencing, or screens arranged so that only qualified persons* have access to that space; or
- Have a qualified person* on site at the time of the inspection to grant access to the UPCS inspector; or
- Provide the UPCS inspector with a signed written waiver or variance from the governing authority that permits access to the enclosed room without a qualified person*.

Regardless of whether or not the UPCS inspector must access the elevator room, the UPCS inspector is still required to inspect the operation of the elevator itself, review elevator certifications, and record any observed health and safety violations.

A full copy of the Notice and a list of Frequently Asked Questions regarding the Notice can both be found on HUD's physical inspection web page at <http://www.hud.gov/offices/reac/products/prodpass.cfm>. Questions about this Notice can be directed to the REAC TAC at 1-888-245-4860 or at reac_tac@hud.gov.

**Per HUD Notice 2009-03: "Qualified person means someone who has the skills and knowledge related to the construction and operation of electrical equipment and installation and has received safety training in the hazards involved. It is under the guidance and supervision of the qualified person that the UPCS inspector will enter the room and conduct the inspection or pass through the elevator equipment room." ■*

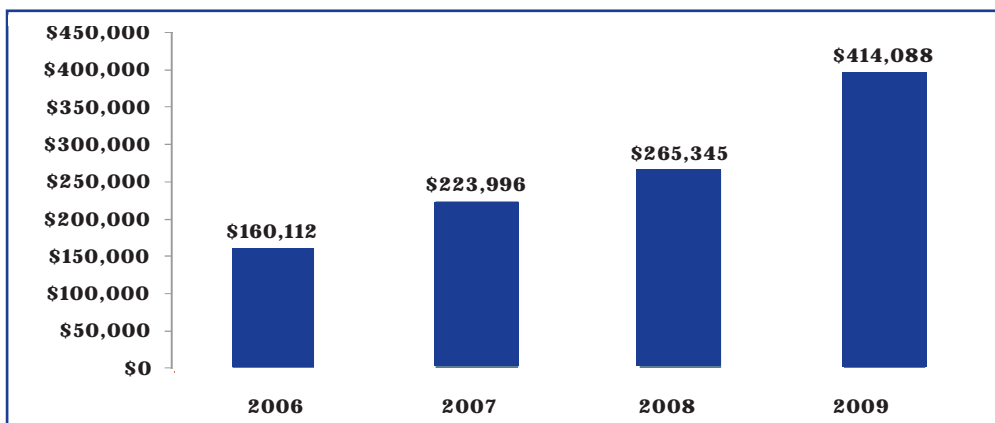
Three Types of Special Claims Owners of Section 8 Contracts are Eligible to Submit

SHCC, as HUD’s Contract Administrator, processes three types of special claims: Vacancy Loss After Rent-Up, Unpaid Rent/Other Charges, and Damages. Elements of each of the special claims are as follows:

- Special Claims for Vacancy Loss After Rent-Up provide compensation to owners for the loss of rental income for a unit that was previously occupied by a Section 8 resident receiving rental assistance. The unit vacancy must be for reasons beyond the owner's control. The maximum claim amount is 80% of the contract rent for up to 60 days of vacancy. Note, Property Disposition properties have a unique calculation method. The form HUD 52671-C provides step by step instructions for both calculation methods.
- Special Claims for Unpaid Rent and Other Charges provide reimbursement to owners for unpaid rent, damages incurred, or other approved charges assessed against a former Section 8 resident that were still owed at move-out. The maximum claim amount is one month's contract rent minus the full security deposit, any interest accrued on the security deposit, and other monies collected from the resident. The form HUD 52671-A provides step by step instructions on the calculation method.
- Special Claims for Damages provide reimbursement to owners for damages caused by a former Section 8 resident's abuse or neglect that were found and billed at move-out as a result of the move-out inspection. The maximum claim amount is one month's contract rent minus the full security deposit, any interest accrued on the security deposit, other monies collected from resident, and the amount approved for the Unpaid Rent and Other Charges claim (if one was submitted). The form HUD 52671-A provides step by step instruction on the calculation method.

The deadline to submit any of these special claim types is 180 days from the date the unit is ready for occupancy. Note, a unit is not considered ready until the day after all make-ready duties are completed. SHCC has developed Owner's Checklists for these special claim types that detail the documentation that must be included in a submission. In addition to these Checklists, you can view and download copies of the HUD Claim forms, the 2006 HUD Special Claims Processing Guide, HUD Handbook 4350.3 Rev-1, Change 3, and FAQ's at www.shccnet.org. Click on the **Special Claims** tab and go to **Links & Resources** and **Forms**. For further inquiries regarding special claims, contact Janette Miller, HAP Subsidy Analyst, at 512-474-5332 ext. 3124 or janettem@hacanet.org.

Total Dollars Approved in Special Claims (Texas and Arkansas combined)



Preparing for REAC Inspections

Here are some helpful tips on preparing for a REAC Inspection.

- Review the last REAC Inspection Report for deficiencies noted at the time. Check these areas to determine if the deficiencies were corrected. Also, use the deficiencies from the last REAC Report as a guide to conducting a "pre-inspection" at your property.
- Obtain a copy of the REAC list of "Top 20 Deficiencies." Use this list as a guide to conducting a "pre-inspection" at your property. You can obtain a copy of the REAC "Top 20 Deficiencies" at HUD's website, <http://www.hud.gov/offices/react/products/pass/materials.cfm>.
- Download the public version of the software that REAC inspectors use during the REAC inspection. The software will allow you to review the same categories of items that the REAC inspector will review. The public version of the software in electronic form is available at <http://www.hud.gov/offices/react/products/pass/software.cfm>.
- A hard copy of the REAC inspection form can be downloaded and printed from HUD's website, <http://www.hud.gov/offices/react/products/pass/materials.cfm>.
- HUD suggests you pay special attention to any possible "Exigent Health & Safety" deficiencies:
 - ✓ Propane, natural, or methane gas leaks
 - ✓ Exposed wires or open electrical panels
 - ✓ Water leaks on or near electrical equipment
 - ✓ Blocked or unusable emergency or fire exits
 - ✓ Blocked fire escapes or ladders
 - ✓ Missing or misaligned chimney for gas-fired water heater or HVAC unit
 - ✓ Window security bars preventing exit
 - ✓ Expired fire extinguishers
 - ✓ Inoperative or missing smoke detectors

Other useful information is available at HUD's REAC website, including copies of previous presentations, photographs of REAC physical condition deficiencies, and a video. We encourage you to visit the website, <http://www.hud.gov/offices/react/products/pass/materials.cfm>. ■

Occupancy Update—Several HUD Notices Issued

HUD has issued several Housing Notices in recent months to communicate new requirements and guidance. These Notices include:

Housing Notice H 2009-13: Supplemental Information to Application for Assistance. This Notice was issued on September 15,

2009 and requires that Owners and Management Agents (O/As) provide applicants the option to include contact information on an individual or organization to assist in providing services or resolving issues during the applicant's tenancy. In order to ensure O/As comply with this requirement, HUD created form HUD-92006 to gather this information from applicants. Beginning December 14, 2009, O/As must include form HUD-92006 in the property's application package, and must maintain a copy of the form, even if the applicant declines to provide information, in the tenant file.

Housing Notice H 2009-11: State Lifetime Sex Offender Registration. HUD issued this Notice on September 9, 2009, to reiterate the regulatory requirements prohibiting the admission of applicants who are lifetime registered sex offenders. In accordance with the regulations, O/As must perform necessary criminal history background checks to determine if an applicant, or a member of an applicant's household, is subject to a lifetime registration requirement under a state sex offender registration program. This Notice strongly encourages O/As to screen current residents for a lifetime sex offender registration requirement at annual recertification, and to aggressively pursue termination of tenancy or assistance, as appropriate, for residents who are subject to a state lifetime sex offender registration requirement, to the extent currently allowed by law. If an O/A decides to screen household members for lifetime sex offender registration at annual recertification, as HUD recommends, this must be outlined in written policies and procedures, and applied consistently to all residents, to prohibit targeting.

Housing Notice H 2009-16: Exclusion of Temporary Income from the U.S. Census Bureau. This Notice was issued on October 2, 2009 and excludes from the calculation of annual income temporary income received by Section 8 residents employed by U.S. Census Bureau. "Temporary" is defined in the Notice as employment lasting no longer than 180 days and not resulting in permanent employment. Verification of both the employment dates and income amount must be maintained in the resident file to support the exclusion.

Housing Notice H 2009-15: Implementation of the Violence Against Women Act (VAWA). HUD issued this notice on October 1, 2009 regarding implementation of VAWA at properties that receive Section 8 project-based assistance. This is a reissuance of HUD Notice H 2008-07, which expired September 30, 2009. H 2009-15 does not include any new requirements.

To keep abreast of new Housing Notices that are released, as well as the latest information on what's happening at HUD, SHCC recommends that you sign up for HUD's RHIP Listserv mailing list. ■

What's New at SHCC?

SHCC is pleased to announce that it will begin holding quarterly “Back to Basics” trainings, co-sponsored by SWAHMA, in areas of Texas and Arkansas. Our Back to Basics program is designed for individuals who are new to Project-Based Section 8 properties and/or working with SHCC as their Contract Administrator. Training topics will include the basics of:

- Management and Occupancy Review Process
- Rent Adjustment and Utility Allowance Submissions
- Voucher Processing
- Special Claims Submissions
- Working with SHCC's Call Center
- REAC Physical Inspections

The first training will take place in Brownsville on April 14, 2010. A second day of training has been added. On April 15, 2010 SHCC will present a Budget-Based Rent Adjustments workshop, designed for owners and agents who prepare budgets.

Subsequent 2010 meetings are scheduled for:

- Summer 2010 - Amarillo, TX area
- Fall 2010 - El Paso, TX area
- Winter 2010 - Jonesboro, AR area

Specific dates and locations will be posted as information becomes available. We look forward to seeing you there! ■

SHCC encourages you to sign up for RHIIP ListServ, a HUD Multifamily Housing Program internet mailing list. The RHIIP ListServ provides current RHIIP related publications, news, information and occupancy tips in an effort to help reduce errors in rent determinations and subsidy calculations.

*To sign up for the RHIIP ListServ, visit www.hud.gov/subscribe/maillinglist.cfm
You can view the RHIIP Tips Archives, under "ListServ—Multifamily RHIIP Tips" at www.hud.gov/offices/hsg/mfb/rbiip/mfbrbiip.cfm.*

SHCC also publishes a ListServ, which provides updates on important, time-sensitive information about administration of your Section 8 HAP Contract. All owners, agents and site managers who have provided email addresses to SHCC are automatically signed up to receive the SHCC ListServ.

If you are not currently receiving our ListServ and would like to join, go to <http://list.shccnet.org/cgi-bin/lyris.pl?join=updatesbcc> to sign up.



Southwest Housing Compliance Corporation

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THE ADMINISTRATOR

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800-735-2988

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512-476-4238 or 512-437-3898

www.shccnet.org

UPCOMING TRAINING

AHMA East Texas

(Affordable Housing Management Association)
Visit the AHMA website at <http://www.ahmaet.org>

SHCC Update/MOR

Thursday, May 20, 2010 - Houston, Texas

SHCC will present a Contract Administrator Update for Property Owners, Supervisors, and On-Site Management Staff. For meeting details & registration visit AHMA's Web site.

AHAA

(Affordable Housing Association of Arkansas)
Visit the AHAA website at <http://ahaa-inc.org>

AHAA June Conference

June 22-23, 2010 - Wyndham Riverfront Hotel, Little Rock, Arkansas

SHCC will participate in the AHAA June Conference, presenting a HUD Update session. More details to be posted on AHAA's website in the near future.

RRHA

(Rural Rental Housing Association)
Visit the RRHA website at <http://www.rrhatx.com>

32nd Annual Convention and Tradeshow

June 22-24, 2010 - Hilton College Station, College Station, Texas

SHCC will participate in the RRHA Annual Convention. More details to be posted on RRHA's website soon.