

# iNsite on Section 8 Housing

## Major Section 8 Reforms in Store for 2009

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With the Obama administration's stated commitment to improving housing options for Americans and the Democrats controlling Congress, it looks very likely that we will see major changes to the Housing Choice Voucher Program in 2009 and 2010. Administration and congressional leaders have recently expressed renewed interest in addressing funding, regulatory and administrative issues with the program.

The administration's 2010 budget proposal includes the following noteworthy elements:

- According to HUD, their funding request is sufficient to fund all existing vouchers;
- No rescissions of reserves in Fiscal Year 2010;
- Lifting the cap on the number of vouchers an Agency can issue; and
- HUD will file legislation designed to streamline and reduce the burden of administering the program.

Significant reforms are expected from Congress as well. A Housing sub-committee hearing on the Section 8 Voucher Reform Act (SEVRA) is scheduled for May 21st. The draft version of the bill is substantially similar to SEVRA 2008, which passed the House of Representatives with significant bipartisan support last year. Senator Christopher Dodd (D-CT) is expected to introduce a similar bill in the Senate soon, and many industry experts expect that SEVRA III will make it to the President's desk for signature this year. SEVRA proposes the most significant changes to the program since QWHRA in 1996. SEVRA makes changes to HQS, rent structure, eligibility, medical and childcare deductions, admin fees, performance assessment, and many other program areas important to administrators.

Rest assured the S8AA will have a training ready if SEVRA becomes law!

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## BHA's Henriquez Nominated for HUD Post

The Section 8 Administrator's Association Board of Directors congratulates Sandra Henriquez on her nomination to the position of Assistant Secretary for Public and Indian Housing (PIH) at the U.S. Department of Housing and Urban Development. If confirmed, Ms. Henriquez is expected to be a strong ally at HUD for the nation's affordable housing programs.

Ms. Henriquez has worked in the affordable housing industry in and around Boston since 1977, most recently as the Administrator and Chief Executive Officer of the Boston Housing Authority, a post she took on and has maintained since 1996. Ms. Henriquez is widely praised for her successful stewardship of the Boston Housing Authority over the past thirteen years.

The S8AA is especially excited by the potential of having someone with deep New England roots in the Assistant Secretary's chair. "She has been working in this region, and tackling our specific challenges for decades," said Section 8

*(Continued on page 4)*

## Message from the President:

It is my pleasure to welcome you to the Section 8 Administrators Association newsletter “**iNsite**”. The Section 8 Administrators Association was founded thirty-one years ago by a group of dedicated individuals led by our founder Peter McSwiggin. The goal at that time was to increase communication between Housing Authority administrators and to increase consistency in interpreting and implementing program regulations. That remains our goal today.

The Section 8 Administrators Association is committed to helping our members improve their management and administrative skills and to keeping them informed about the constantly changing Section 8 Housing Choice Voucher Program.

The Association’s elected Board are a group of knowledgeable, committed Administrators who advocate for our programs by speaking to legislators about how HUD regulations and policies affect our programs, communities and the families we serve.

Today, the Section 8 Administrators Association is the largest organization of its kind in the nation with well over 120 member agencies from Massachusetts, Rhode Island and New Hampshire. We are committed to offering monthly trainings on issues that are critical to our membership.

The high quality training programs the Section 8 Administrators Association offers are priceless tools for Housing Authority staff tasked with keeping their programs in compliance with fast changing regulations. Our low cost trainings (\$40.00 - \$175.00) keep our members well informed about program changes and provide helpful advice on how to best implement those changes. Most of our trainings are offered at a minimal cost to members, enabling members to keep staff well trained, even in the face of diminishing federal support for our Agencies.

I’ve been a member for seventeen years now, and in that time the Section 8 Administrators Association has never let me down. They’ve always given me the tools and information I needed to navigate the ever changing sea of regulations, requirements and procedures necessary to effectively manage my Section 8 Program.

On Tuesday, June 16, 2009 we will hold our Annual Conference at the Boston Museum of Science. To show our appreciation for their continued support, today and in the future, all Executive Directors who are members of the Section 8 Administrators Association are invited free of charge. I hope to see you all there.

Thank you for your support of our Association and its membership, now and in the years to come.



S8AA President  
Joe D'Ascoli

## 2009 Section Administrators Assoc. Members

*The Association thanks the following Housing Authorities for their continued support:*

Acton Housing Authority, MA	Cambridge Housing Authority, MA	Franklin Housing Authority, MA	Medford Housing Authority, MA	Plymouth Housing Authority, MA	Tewksbury Housing Authority, MA
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Amesbury Housing Authority, MA	Chatham Housing Authority, MA	Greenfield Housing Authority, MA	Middleborough Housing Authority, MA	Raynham Housing Authority, MA	Waltham Housing Authority, MA
Amherst Housing Authority, MA	Chelmsford Housing Authority, MA	Halifax Housing Authority, MA	Milford Housing Authority, MA	Reading Housing Authority, MA	Warren Housing Authority, MA
Andover Housing Authority, MA	Chelsea Housing Authority, MA	Haverhill Housing Authority, MA	Millis Housing Authority, MA	Revere Housing Authority, MA	Watertown Housing Authority, MA
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Boston Housing Authority, MA	Easton Housing Authority, MA	Lexington Housing Authority, MA	Northampton Housing Authority, MA	Southbridge Housing Authority, MA	Winchendon Housing Authority, MA
Bourne Housing Authority, MA	Everett Housing Authority, MA	Lincoln Housing Authority, RI	Norwood Housing Authority, MA	Springfield Housing Authority, MA	Winchester Housing Authority, MA
Braintree Housing Authority, MA	Fall River Housing Authority, MA	Lowell Housing Authority, MA	Oxford Housing Authority, MA	Stockbridge Housing Authority, MA	Woburn Housing Authority, MA
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Brookline Housing Authority, MA	Framingham Housing Authority, MA	Mansfield Housing Authority, MA	Pittsfield Housing Authority, MA		
Burlington Housing Authority, MA	Marlborough C.D.A., MA				

## "Change at HUD?" by Steve Kutny

Change, Change, Change. We are seeing the beginnings of Change. The new administration is bringing to HUD people who have knowledge of how the programs work! "ALLELUIA!" Who know the real world we work in! "ALLELUIA!" What at HUD causes us grief and more work! "ALLELUIA!" How many of us cringe at the REAC notice "we will be closed this weekend to update?" Attendance in churches, synagogues and mosques increases exponentially on a REAC update weekend. "Please, let them get it right." Then on Monday we question why bad things happen to good people.

Recently, after an update, I emailed my FMC administrator asking him a question concerning the addition of the VMS totals. He could not answer my question nor did he know that there was a problem with VMS totals. Finally a reply from a potentially helpful staffer at REAC said yes there is a problem, it was mentioned a few weeks back at a web cast and she was not sure if FMC sent out a notice. I didn't have the heart to tell her that some people at FMC didn't even know there was a problem. This same update, people were not able to access the system because passwords disappeared. How many hours were wasted by staff trying to do their jobs and not being able to get into the REAC system, calls to their IT person, calls to REAC and the time they kept trying figuring that the system was slow or they typed it in wrong?

Change. Ahh, if only we could get REAC to change.

Change. If only the various HUD offices had a method of communicating with one another. In this day and age, communication between HUD offices should be quick and easy. Hopefully the new administration can get everyone at HUD to understand that we are all working together and that communication is essential to us getting stuff done. Can we have change at HUD? Yes we can. I Hope.



Steve Kutny is a long time S8AA Director. His sharp-tongued, no holds barred appraisals of all things HUD has earned him the moniker, the "Andy Rooney" of Section 8 Administrators.

### "Henriquez nominated", continued from cover.

Administrators Association President Joe D'Ascoli. "I am confident that her experience and expertise in running affordable housing programs in New England will benefit our membership."

In addition to the important role Ms. Henriquez has played in New England's affordable housing world, she has also played a significant role in national policy discussions. Ms. Henriquez is the Council of Large Public Housing Authorities (CLPHA) Immediate Past President. According to CLPHA executive director Sunia Zaterman, "Sandi is widely recognized as a national leader on affordable housing issues, and we are confident and optimistic she will make a tremendous contribution," Zaterman said. "She has a great vision for the future of public housing, proven leadership, and ability to forge critical partnerships that can help meet our nation's affordable housing needs."

The S8AA Board of Directors and membership wishes Ms. Henriquez a swift and easy confirmation to the post of Assistant Secretary for Public and Indian Housing. We look forward to her playing a significant, positive role at HUD in the years ahead.

Congrats, Sandi!

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## Praise for Section 8 Administrators Association



James C. Mauch, President and CEO of Tenmast, Corp. is one of many nationally recognized experts the Section 8 Administrators Association brings to provide timely trainings to its members.

### ***Missed a Training? No Worries!***

***Materials from past  
Trainings are still  
available.***

***Call us at  
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materials.***

Dear President D'Ascoli,

As you know, I've had the privilege and the pleasure to train members of the Section 8 Administrators Association over the past five years on a variety of topics ranging from PIC management to SEMAP and VMS to EIV and RIM-based rent calculations. I've enjoyed each session because it is always rewarding for a trainer to work with a group that is as energetic and motivated to learn as your group.

Thanks to the efforts of the volunteers in your association, we've had great turnouts at your sessions – the trainings usually have 80 of your members and I've trained as many as 120 in past sessions. As I know from experience, organizing trainings is a major undertaking, from scheduling, getting notices out, registering attendees, recruiting trainers, contracting with hotels, including rooms and food service. It's a lot of effort and, in your case, well worth the time.

The consistently high turnout indicates the value the Section 8 Administrators Association provides to its members. But the number of quality trainings the Association organizes each year demonstrates the Association's commitment to help its members maintain their competency in the ever changing, very complex working environment of affordable housing. I work with many housing associations on training each year, and most groups offer one or two trainings a year. The best of them offers 3 or 4 trainings. It is almost unheard of that a state association consistently offers 8 trainings a year to keep their members' skills up and help make them high performing agencies.

Again, thanks for the opportunity to work with your group and I look forward to working with your members in the future.

James C. Mauch, President/CEO  
Tenmast Software Corporation

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## Section 8 Resources

HUD's Homepage: [www.hud.gov](http://www.hud.gov)

HUD's Office of Public & Indian Housing: [www.hud.gov/offices/pih/](http://www.hud.gov/offices/pih/)

PIH Notices, Rules & Regulations: [www.hud.gov/offices/pih/publications/notices/](http://www.hud.gov/offices/pih/publications/notices/)

HUD's Office of the Housing Choice Voucher: [www.hud.gov/offices/pih/programs/hcv/](http://www.hud.gov/offices/pih/programs/hcv/)

Section 8 Management Assessment Program (SEMAP): [www.hud.gov/offices/pih/programs/hcv/semap/](http://www.hud.gov/offices/pih/programs/hcv/semap/)

Fair Market Rates: [www.huduser.org/datasets/fmr.html](http://www.huduser.org/datasets/fmr.html)

Section 8 Income Limits: [www.huduser.org/datasets/il.html](http://www.huduser.org/datasets/il.html)

Annual Adjustment Factors: [www.huduser.org/datasets/aaf.html](http://www.huduser.org/datasets/aaf.html)

PIH Information Center (PIC): [www.hud.gov/offices/pih/systems/pic/](http://www.hud.gov/offices/pih/systems/pic/)

Section 8 Administrators Association of New England: [www.s8aa.org](http://www.s8aa.org)

National Association of Housing and Redevelopment Officials: [www.nahro.org](http://www.nahro.org)

## The Section 8 Administrators Association is New England's Leader in Training for Program Administrators

For over three decades, the Section 8 Administrators has set the standard in up to the minute training for the region's Section 8 Administrators.

### ***Recent Trainings included:***

- EIV Training with Nan McKay and Associates
- World of DTA with DTA Staff
- PIC Training with James Mauch of Tenmast
- Foreclosure with Carolyn Federoff (HUD Legal Staff), Judith Liben Esq. of Mass Law Reform, David Gleich Esq. Boston Housing Authority
- Rent Calculation with James Mauch of Tenmast
- INS with David Gleich Esq. Boston Housing Authority

### ***Upcoming Trainings:***

- Project based assistance/enhanced vouchers
- Using Low-Income Housing Tax Credits
- VMS/Finance Overview
- Fair Housing compliance
- Legislative Update: The Section 8 Voucher Reform Act (SEVRA)