

iNsite on Section 8 Housing

Congress May Take Up Revised Section 8 Reform Act in Lane Duck

After several iterations and several attempts at passage, Congress may finally be ready to act on the Section Eight Voucher Reform Act (SEVRA). House Financial Services and Senate Banking Committee staffs surprised housing industry groups by circulating a revised draft of the bill in late November. The bill's Senate and House authors hope their respective Committees will take action on the bill during Congress's lame duck session, before the new Congress is sworn in.

The draft bill is largely similar to the one that passed the Financial Services Committee (H.R. 3045) in 2009, with a few significant changes. Most notably the revised bill no longer includes an expansion of the successful Moving to Work Program that was included in H.R. 3045 and earlier versions of the bill. Also removed from the bill is authorization for an additional 150,000 vouchers, a controversial ban on firearms restrictions in federally assisted housing and permission to use voucher funds to make utility payments on foreclosed properties.

The latest version of SEVRA does include the following program reforms:

- Funding based on cost and utilization data from previous year
- Overleasing permitted and funded if within a PHA's regular allocation
- Units failing initial inspections for non life-threatening issues could be occupied
- Families can move-in to units that have been in HQS compliance for previous 12 months before an inspection is completed
- Eliminates earned income disregard
- Childcare deduction limited to expenses exceeding 5% of income
- \$525 dependent deduction, periodically adjusted for inflation
- Assets worth less than \$50,000 excluded from income determination
- Applicants and participants with net assets valued at more than \$100,000 or with an ownership interest in real estate are ineligible to participate

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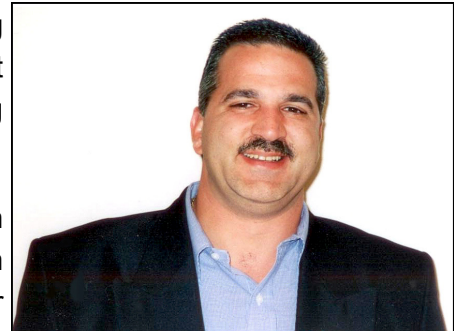
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Message from the President:

It's that time of the year again to welcome you to the Section 8 Administrator Association newsletter "iNsite". iNsite is a biannual publication that provides members with useful information about HUD, proposed program changes and legislation, as well as news about our members.

The Section 8 Administrators Association is committed to helping member Agencies and their staff improve their management skills and stay up-to-date on changes in the Section 8 Housing Choice Voucher Program.

In my third year as your President, I have been able, along with the Board of Directors and Officers to surpass our expectation in delivering the best possible information and resources to our membership. I continue noticing first time attendees along with old faces at our trainings—this is the best evidence that the trainings are valuable and appreciated. We love to hear from our



S8AA President
Joe D'Ascoli

members on what their needs are to ensure that their expectations are met. It has been a plus that we have been able to have HUD Representative from the local field office available at trainings to answer any questions.

I attended the National NAHRO Conference in Reno back on October 29 – November 2 and the Regional MASS NAHRO Chapter that was held on November 15 – 16 in Norwood, MA. These conferences were attended by local and national NAHRO officials and colleagues from around the United States. It was very interesting to hear that the outcome of the November election has indeed impacted our industry. Two friends from the state of Massachusetts are losing key Chairmanships for housing matters; Congressman Olver will lose his Chairmanship of the Transportation, Housing, and Urban Development Subcommittee of the Appropriations Committee and Congressman Frank will no longer Chair the Financial Services Committee. These and other changes in Washington will make the upcoming months very interesting; particularly in regards to 2011 appropriations, PETRA and SEVRA. We will keep a close eye on these bills in the coming months.

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

A handwritten signature in dark ink that reads "Joe".

Joe D'Ascoli
President, Section 8 Administrators Association
Director of Rental Assistance, Springfield Housing Authority

Congratulations to the 2010 Scholarship Recipient

The Section 8 Administrators salutes this year's scholarship winner, Shawn Easter. Shawn is a relative of a Whitman Housing Authority employee. The \$1500 scholarship will help Shawn as he heads to Bryant University, where he will pursue a major in actuarial science. Shawn considers affordable housing "an integral part of today's society".

Shawn's Guidance Counselor describes him as an "ideal blend of intelligence and positive energy." In addition to being an excellent student, Shawn finds time to work at the local YMCA and as a basketball ref.



2010 Scholarship Winner
Shawn Easter

The Section 8 Administrators Association Board of Directors and all of our members congratulate Shawn and wish him the best of luck as he takes the leap from high school to college!

A WORD FROM ONE OF OUR TRAINERS:

I've had the good fortune to be associated with the Section 8 Administrators Association for the last 5 years and I've had the honor of providing trainings to this group on various HUD compliance topics over this period of time. First, I'd like to thank this group for inviting me to provide the trainings. But I'd also like to repeat an observation that I made in this publication last year.

I train many groups of PHAs across the country each year. I've learned from my experience that there is a correlation between the groups that commit their time to training and the groups that are most successful with their housing programs. The Section 8 Administrators Association organizes more trainings for its members each year - year in and year out - than any other group I work with and it shows. I see high attendance at the trainings and the attendees are always completely engaged in the learning process with lots of great comments and questions. Your commitment to continuous education shows in the level of knowledge I see at every training.

Best of luck to everyone in the new year.

James Mauch, Tenmast Software

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Paying it Forward in 2011

S8AA Board Members Available for 1-on-1 Assistance

The Section 8 Administrators Association Board of Directors is committed to helping all Administrators, not just by offering the best trainings available, but also by offering one-on-one problem solving. Combined, the Board has over 100 years experience in the voucher program. Please call or email us when you have questions you can't find an answer to, or you've been afraid to ask. We are here for you!

Joe D' Ascoli, Director of Rental Assistance, Springfield Housing Authority
 Email: jascoli@shamass.org
 Phone: 413-785-4547
 Programs administered: Section 8, MRVP and PBV
 Reporting duties: PIC, VMS, CORI, SEMAP
 Software: Emphasys



Board members are always happy to share their experience and expertise with members. Give us a call!

Paula Saba, Director of Program Control and State and Set Aside Programs, Boston Housing Authority
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 Phone: 617-988-4523
 Programs administered: Section 8, PBV, Mod-Rehab, VASH, FSS, Homeownership, Mainstream, FUP, Enhanced vouchers, MRVP, AHVP, DMS and DDS
 Software: Emphasys

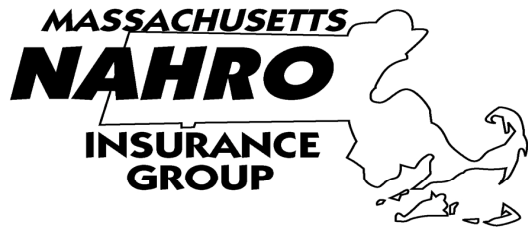
Diane Cohen, Assistant Executive Director, Chelsea Housing Authority
 Email: dcohen@chelseaha.com
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 Programs administered: Federal and state public housing, Capital Fund Program, Section 8, FSS, MRVP/MRVP PBV, Enhanced vouchers, AHVP and DHCD Asset Pilot Program
 Software: HAB

Yvonne Fuller, Section 8 Program co-coordinator, Dedham Housing Authority
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 Programs administered: Section 8
 Software: HAB

Carole Brown, Director of Leased Housing and Occupancy, Brookline Housing Authority
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 Phone: 617-277-2022 x302
 Programs administered: Federal and state public housing, Section 8, MRVP/MRVP and PBV
 Software: HAB

Linda DeProfio, Director of Rental Assistance, Somerville Housing Authority
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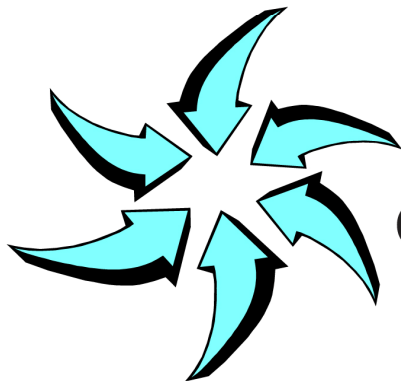
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(SEVRA continued from cover)

- Enables HUD to test alternative rent setting policies such as tiered rents, flat rents and ceiling rents as well as alternative earned income deductions in the voucher program (but not public housing)
- Households on fixed incomes would only need to have their rents recertified once every three years
- PHAs could Project Base up to 20% of their vouchers or budget authority plus an additional 5% for supportive housing, hard to house, homeless and disabled households
- Greater of 25% of a project or 25 units could be Project Based
- HUD would be required to use the smallest area practicable when setting Fair Market Rents

These are just a few of the more significant changes proposed in the latest revision of SEVRA. For housing authorities SEVRA seems, not surprisingly, like a mixed bag. Clearly, if enacted the bill would bring about the most significant changes to the voucher program we've seen since QWHRA in 1998. The changes to the funding formula, the move to triennial recertifications for households with fixed incomes, some of the HQS flexibility and relaxed requirements around imputed asset calculations are welcome.

On the other hand, it is very disappointing to see both the House and Senate remove the Moving to Work language from the revised bill. Committee staff characterized the Moving to Work language as

controversial. This is puzzling since the language was crafted years ago and had survived several SEVRA re-writes. The loss of the 150,000 new vouchers is also disappointing, but understandable given the nation's economic woes.

It will be very interesting to see whether or not Congress finds time to tackle SEVRA in the coming weeks. This may be the last time we see SEVRA if it does not. Either way, we'll keep you posted as things develop.



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("Paying it Forward", continued from page 4)

Programs administered: Section 8, Section 8 SRO, PBV, Low Income Housing Tax Credit, FSS, FUP, Enhanced vouchers, Homeownership and AHVP

Reporting duties: PIC, SEMAP and VMS

Software: PHA-web

Dan Finn, Director of Housing Management, Greenfield Housing Authority

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Programs administered: Section 8, PBV, FSS, Homeownership, MRVP, State Public Housing and Low Income Housing Tax Credits

Software: HAB

Kevin Harriman, Director of Housing Programs and Neighborhood Revitalization, Brockton Housing Authority

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Programs administered: Section 8, MRVP and AHVP

Software: HAB

Meggie Shea, Section 8 Administrator, Bourne Housing Authority

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Programs administered: Section 8

Software: various

Anne Darcy, CFO/Section 8 Director, Holyoke Housing Authority

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Programs administered: Section 8, PBV, FSS, Homeownership, MRVP, Federal and state public housing

Reporting duties: PIC, VMS, SEMAP, EIV, SAGIS, SEMAP

Software: Emphasys Elite

Joan Neumeister, Leased Housing Administrator, Brockton Housing Authority

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Programs administered: Section 8, PBV, FSS, MRVP, AHVP, Enhanced vouchers and Mainstream program

Reporting duties: PIC, SEMAP, Admin Plan and DHCD vacancy reporting

Laura Ryan, Federal Programs Manager, Milford Housing Authority

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Programs Administered: Section 8, Section 8 Mod Rehab, FSS, Enhanced Vouchers, Preservation Vouchers and Federal and state public housing

Reporting Duties: PIC, EIV, VMS, CORI, SEMAP, MASS, FASS, TASS, RASS, Admin Plan, 5yr/1yr Plans, Briefings, Portability

Software System: Tracker Systems and Marlboro

Deb Saba, Coordinator of Housing Assistance, Fall River Housing Authority

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Programs administered: Public Housing, Section 8, MRVP, AHVP and FSS

Reporting duties: PIC, SEMAP, VMS and Admin Plan

Software system: HAB

The Section 8 Administrators Association Board of Directors is here to help our members. Give us a call or shoot us an email whenever you need a helping hand. It is only by sharing our experiences that we sharpen our skills and maximize our potential. Don't hesitate to reach out to us!

Program Resources

Section 8 Administrators Association of New England: www.s8aa.org

HUD's Homepage: www.hud.gov

HUD's Office of Public & Indian Housing: www.hud.gov/offices/pih/

PIH Notices, Rules & Regulations: www.hud.gov/offices/pih/publications/notices/

HUD's Office of the Housing Choice Voucher: www.hud.gov/offices/pih/programs/hcv/

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

Fair Market Rates: www.huduser.org/datasets/fmr.html

Section 8 Income Limits: www.huduser.org/datasets/il.html

Annual Adjustment Factors: www.huduser.org/datasets/aaf.html

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

Lead Paint: <http://webapps.ehs.state.ma.us/Leadsafehomes/default.aspx>

National Association of Housing and Redevelopment Officials: www.nahro.org

Council of Large Public Housing Authorities: www.clpha.org

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