



## BREAKING NEWS

### RHIIP Listserv Posting #388: Link to July 26 VAWA Training Now Available

On July 26, 2017, the HUD website was experiencing technical difficulties for external audiences to view the live broadcast of the "VAWA Final Rule from an Owner/Agent Perspective." We apologize that this caused confusion and delay for many people. Fortunately, the webcast was recorded and you can now watch the archived broadcast on YouTube at: <https://www.youtube.com/watch?v=FhraC7t2Cxo&feature=youtu.be>. The July 26 training slides are [available here](#).

The Tuesday, August 1, 2017, 1:30-3:00 PM (Eastern): VAWA Final Rule from HUD/PBCA Perspective training has been archived and is available at <https://www.youtube.com/watch?v=fZMC57-7Kk>.

### RHIIP Listserv Posting #387: UPCOMING TRAINING: VAWA Housing Notice 2017-05

On June 30, 2017, the Office of Multifamily Housing issued [Notice H 2017-05](#), "Violence Against Women Act (VAWA) Reauthorization Act of 2013 – Additional Guidance for Multifamily Owners and Management Agents."

HUD will offer two live training webcasts. The trainings will also be archived for later viewing. No registration is necessary to participate. Viewers will have the opportunity to [email](#) questions during each live broadcast.

#### Training Dates:

- **Wednesday, July 26, 2017, 2:30 – 4:00 PM (Eastern)**: VAWA Final Rule from Owner/Agent Perspective
- **Tuesday, August 1, 2017, 1:30-3:00 PM (Eastern)**: VAWA Final Rule from HUD/PBCA Perspective. *\*\*Owners/Agents were encouraged to attend.*

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**INDUSTRY NEWS**

## **RHIIP Listserv Posting #387: UPCOMING TRAINING: VAWA Housing Notice 2017-05 (continued)**

**Agenda:**

- The July 26 webcast reviewed and explained VAWA requirements for owners and management agents of HUD assisted multifamily housing. Topics that were covered included:
  - Purpose & Background
  - Applicability
  - Protections & Eligibility
  - Notification
  - Documentation
  - Lease Bifurcation
  - Actual & Imminent Threat
  - Emergency Transfer Plan
  - HUD Enforcement
  
- The August 1 broadcast focused primarily on HUD and contract administrator monitoring and enforcement of the VAWA requirements. Topics covered include:
  - Notification and distribution of required documents;
  - Proper documentation and record-keeping of VAWA requests and their outcomes;
  - Maintenance of confidentiality;
  - Contents and execution of the property's Emergency Transfer Plan, and
  - Documentation of admission or transfer preferences given to victims of domestic violence, dating violence, sexual assault, or stalking.

Please continue to [send](#) your questions to Carissa Janis.

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**INDUSTRY NEWS**

# RHIIP Listserv Posting #386: Tenant Rental Assistance Certification System (TRACS) Release 2.0.3.A Has Been Delayed to 2018

Please note the Tenant Rental Assistance Certification System (TRACS) Release 2.0.3.A has been delayed to 2018. Transition was scheduled to start August 1, 2017 and be completed by October 31, 2017, but will now be available according to this new timeline (*timeline updated to reflect additional information from July 12, 2017 [post](#) on HUD website*):

Date	Activity/Task	Description
July 1, 2017	Open Test Region	HUD will open TRACS Release 2.0.3.A test region for software vendors from transition teams
February 1, 2018	Go Live	Industry partners will begin to transition to TRACS Release 2.0.3.A (TRACS and Contract Administrators will process both TRACS Release 2.0.2.D and 2.0.3.A during the transition)
May 31, 2018	End of Transition	Industry partners will complete the transition to TRACS release 2.0.3.A
June 1, 2018	Reject TRACS 2.0.2.D transactions	TRACS will reject TRACS release 2.0.2.D transactions

The purpose of this updated implementation schedule is for HUD to layout the tasks and activities that need to take place to efficiently deliver TRACS Release 2.0.3.A from the development or pilot environment to the production, operations and maintenance environment.

## Background

TRACS collects certified tenant data for processing from owners and management agents of multifamily housing projects, and from local housing authorities and state housing agencies acting as subsidy contract administrators for HUD. TRACS enables HUD’s Office of Multifamily Housing Programs to:

- Collect and maintain accurate tenant and payment data for rental assistance programs;
- Automate and improve financial management and program administration of rental assisted housing programs;
- Reduce manual processes and paperwork;
- Make budget forecasts for rental assistance programs;
- Obligate over \$10 billion for rental assistance contracts with owners; and
- Detect rental assistance fraud, waste, and abuse.

TRACS Release 2.0.3.A contains the following enhancements:

- Race and Ethnic Data Reporting under Executive Order 13515 – Asian American and Pacific Islander Community
- TRACS Business Edit To Ensure Extremely Low Income Requirements for 811 PRA Demonstration Program
- Rental Assistance Demonstration (RAD) Data Reporting for Tenant Payments Exceed Total Tenant Payment (TTP)
- Repayment Agreement Data Collection to Meet Improper Payments Elimination & Recovery Improvement Act (IPERA) Regulations
- Revised HUD Form 52670 A – Part 6 Repayment Agreements
- Revised HUD Form 50059, Owner’s Certification of Compliance with HUD’s Tenant Eligibility and Rent Procedures
- New Family Self-Sufficiency (FSS) Program Data Collection to Record and Track Tenant Escrow Accounts

Please contact [Lanier Hylton](#) with any questions.

## INDUSTRY NEWS

## RHIIP Listserv Posting #385: Additional Updates to Handbook 4350.1 Posted for Review

One additional draft chapter of the “Multifamily Asset Management and Project Servicing” HUD Handbook 4350.1 has been posted to the “Multifamily Policy Drafting Table” for a 30-day review period. As many of you know, the handbook serves as a resource for staff, industry partners, and owners and agents. Please [use this link](#) to access the following newly posted chapter:

- Chapter 8.03 Servicing and Monitoring HUD-Held Mortgages

We encourage HUD staff and partners to review the chapter, complete the corresponding worksheet and submit feedback by August 24, 2017 to [MFHDRAFTINGTABLE@hud.gov](mailto:MFHDRAFTINGTABLE@hud.gov).

We will continue to release additional revised chapters as they become available. In the meantime, we look forward to your participation in the process through your submission of feedback.

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## HUD publishes new Section 8 Renewal Policy Guidebook that applies to all renewal and amend rent submissions post-marked on or after July 28, 2017

The new [Section 8 Renewal Policy Guidebook](#) was issued by HUD on June 30, 2017 and is effective July 28, 2017. This means that all submissions post-marked on or after July 28, 2017 **must** follow these rules. For a full list of 27 changes made, refer to the transmittal. The more significant changes are listed below:

1. Clarifies that an owner can renew under Option 3 for the lesser of 20 years or the remaining term of the use agreement. *(Section 2-4. B.3.e.)*
2. Clarifies that an owner can terminate an existing Option 4 contract and renew the contract under Option Four. *(Section 2-4. B.4)*
3. Clarifies that if an owner of a project with an existing Preservation Exhibit wishes to terminate the contract and renew early, the new Preservation Exhibit will replace the existing one and include only the number of years remaining on the contract being terminated. *(Section 2-4. D)*
4. Clarifies that nonprofits meeting one of the three discretionary criteria can participate in Option 1B. *(Note after Section 3-6. A.)*
5. Clarifies that projects currently renewed under Option 4, in addition to those currently renewed under Option 2, can reduce rents to market to qualify for renewal under Option 2. *(Note after Section 4-1)*
6. Clarifies that for profit owners can renew under Option One or Option Two. *(Section 15-1.)*
7. Directs users to Handbook 4350.1 for instructions on combining contracts but clarifies that contracts can only be combined if located in the same FMR area. *(Section 2-10)*

## INDUSTRY NEWS

## RHIIP Listserv Posting #384: New Section 8 Renewal Policy Guide Posted

On June 30 2017, the Department issued the new Section 8 Renewal Policy Guide. The transmittal cover sheet provides a summary of the changes with links to the changes in the document. The new Guide is posted under "SECTION 8 RENEWAL POLICY GUIDE (published June 2017)" at <http://www.hud.gov/offices/hsg/mfh/mfhsec8.cfm>. The policy changes will be effective for all renewal or amend rent packages received by the Department after July 28, 2017.

## RHIIP Listserv Posting #383: Housing Notice H 2017-05 VAWA posted on HUDClips and Save the Dates for VAWA Training

On June 30, 2017, the Office of Multifamily Housing issued [Notice H 2017-05](#), "**Violence Against Women Act (VAWA) Reauthorization Act of 2013 – Additional Guidance for Multifamily Owners and Management Agents**".

The U.S. Department of Housing and Urban Development's final rule regarding the implementation of housing protections authorized in the Violence Against Women Reauthorization Act of 2013 (VAWA) [was published in the Federal Register](#) on November 16, 2016. This final rule is a critical step in protecting housing of survivors of domestic violence, dating violence, sexual assault, and stalking.

The rule affects all owners and management agents (O/A) of properties under Multifamily Housing's rental assistance programs and became effective 30 days after publication, on December 16, 2016. **The Notice should be used in conjunction with the final rule** and includes the following critical components:

- **Continuation of the core protections** across all multifamily housing programs, ensuring survivors of domestic violence, dating violence, sexual assault, or stalking are not denied assistance as an applicant; are not evicted or have assistance terminated due to having been a victim, or for being affiliated with a victim.
- **Emergency transfers** – Emergency transfer provisions of the final rule became effective June 14, 2017. The Notice provides more detailed guidance on developing an emergency transfer plan and facilitating internal and external emergency transfers.
- **Protections against adverse effects of abuse** – Domestic violence can often have negative economic consequences on a survivor, such as poor credit and/or rental history. The Notice discusses how owners and agents (O/As) should take such adverse factors into consideration, to avoid denying tenancy or occupancy rights based solely on adverse factors resulting from domestic violence, dating violence, sexual assault, or stalking.
- **Documentation and timing** – The Notice provides details on types of documentation that may be required to request VAWA protections and emergency transfers, as well as the certification option that may minimize possible barriers to obtaining third-party documentation. The Notice also discusses reasonable timeframes for applicants or tenants to provide requested documentation.

**NEW!** Translated VAWA forms HUD-5380, 5381, 5382, and 5383 are posted on [HUDClips](#). Form HUD-91066 is obsolete and removed from HUDClips. Form HUD-91067 is in the process of being revised, refer to the Notice for guidance.