

# Practical ints

By **PMCS** - Services and Solutions for Properties of All Sizes

December 2012

## Hurricane Sandy: Housing and Recovery Assistance

On November 4, low-income housing tax credit (LIHTC) rules were waived to allow Tax Credit properties to admit Hurricane Sandy victims and their families, even if they don't qualify as low-income or need of a permanent home. The IRS and Treasury Departments temporarily suspended the income limit and non-transient requirements.

Presidentially Declared Disaster status has been given to CT, NY and NJ, which makes federal funds available to victims through the Federal Emergency Management

Agency (FEMA). Grants can be for home repairs and inexpensive loans for property losses that were not covered under insurance, as well as for businesses. In NJ and NY, Transitional Sheltering Assistance (TSA) has been approved for people who can't return home for an extended period of time.

Apply for assistance from FEMA by calling 1-800-621-FEMA (3362), via mobile device at [m.fema.gov](http://m.fema.gov), or online at: [www.disasterassistance.gov/](http://www.disasterassistance.gov/)

## 2013 Medicare Premium Goes Up \$5

On November 16, the Department of Health and Human Services (HHS) announced that the Medicare Part B premium will go up \$5 for 2013; the new amount will be \$104.90. This amount is about 1/4 of the average retiree's SS COLA (Cost of Living) increase.

The announcement was published in the Federal Register. Medicare Part B covers doctors, outpatient hospital treatment, durable medical equipment and some home health services. The deductible for Part B services will go up \$7, to \$147. Medicare premiums for Part A (covering inpatient care) will drop to \$441 for 2013.

## PBCA Awards Announced

On December 3, 2012 HUD announced that the Department has decided to **move forward with the 2012 PBCA NOF and plans to announce awards on December 14.**

As you may recall, HUD had accepted applications under a NOFA (Notice of Funding Availability).

Protests were then filed with the GAO (Government Accountability Office), alleging that using a NOFA for these types of contracts was not appropriate. In mid-August, the GAO upheld the protests, which delayed the announcements about new CA awards that were expected to be made by the end of that month.

Since HUD did not follow the GAO's recommendations, the Department was required to give written notice of that decision to several Congressional Committees, making the issue one between the Legislative Branch and the Executive Branches of government.

## Q&A

### Question:

I have a real need to have the Resident's Rights and Responsibilities in Braille. Do you know where I might get that?

*~Linda in Illinois*

### Answer:

The Resident's Rights & Responsibilities Brochure (in English) is available in Braille from the Multifamily Housing Clearinghouse. The document is not available online, so call the Clearinghouse at 800-685-8470. There is a limit of 20 documents per order.

## Contact Us

**PMCS**

**829 West Genesee Street  
Syracuse, New York, 13204**

**Phone: 315-451-2423**

**Email: [solutions@pmcs-icap.com](mailto:solutions@pmcs-icap.com)  
[www.pmcs-icap.com](http://www.pmcs-icap.com)**

## HUD Notice Waives HUD Regulations/ Procedures for Hurricane Sandy

An un-numbered HUD Notice issued today by Carol Galante, Acting Assistant Secretary for Housing, allows properties in areas declared by President Obama to be federal disaster areas as a result of Hurricane Sandy, to quickly apply for Special Claims for uninhabitable units, for December 2012 and January 2013.

Project-based Section 8 properties can receive 80% of the contract rent for these two months, and must submit a separate Request Form for each month being claimed. The Form can be downloaded from: Request to Exercise Option to Receive Vacancy Claims Sandy Disaster1126.doc Forms must be submitted within 2 weeks of determining these funds are needed, or as soon as possible.

When a Request Form is received by the Hub Director, s/he will verify that the listed units are, in fact, uninhabitable, via phone and/or physical assessment. Once verified, s/he will approve the request and send the form on to HUD Headquarters for tracking.

Owners with Business Interruption Insurance who may receive

vacancy payments for the same time period for the same units will have to decide whether to receive vacancy claims under this Notice, or whether to receive insurance payments - they cannot get both.

If you have a project-based Section 8 resident whose unit is uninhabitable, management can temporarily lease a unit in another building. Owners can sign a temporary lease on behalf of the displaced resident, and voucher for the contract rent for the temporary unit. The owner will pay the contract rent on the temporary unit until the resident's unit has been restored; then the owner will notify the resident that s/he can return. The resident must pay his/her Tenant Rent for the temporary unit. For more information on these "pass-through payments", see Housing Handbook 4350.1, Chapter 38.

For more information, contact Catherine Brennan, Director, Office of Housing Assistance and Grant Administration, Department of HUD, 451 Seventh Street, SW, Room 6138, Washington, DC 20410, (202) 708-3000.

## REAC Physical Inspection Software Training

REAC will present training, both in-person in Seattle, WA and via "Live Meeting Conference Call", on the new Physical Inspection software used for REAC inspections. The training will also introduce the new Online Inspection Training.

Training will be held on **Thursday, December 13, 2012 from 9:30 am to 2:30 pm PACIFIC TIME** (3 hours earlier than Eastern Time). Attend in person at the Seattle Federal Office Building, Room 135C, 909 First Avenue, Seattle WA 98104-1000 (Government Issued Photo ID is Required for Building Entry).

You may also attend via the Live Meeting Conference Call. Register: <http://www.hud.gov/emarc/index.cfm?fuseaction=emar.registerEvent&eventId=1538&update=N>

Be sure to specify whether you will attend in person or by Live Meeting Conference Call. If you attend via Conference Call, you will receive an email with the Live Meeting link and conference call details.

## Form 92006 Has Been Updated

A revised version of HUD Form 92006, Supplement to Application for Federally Assisted Housing was posted at 10 am on **November 28, 2012**. Find it on HUD Clips at: [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/administration/hudclips/forms/hud9](http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/forms/hud9) and scroll down to find **Form 92006** in numerical order.

This form, which allows tenants to provide contact information for people they wish to assist if there are housing issues, was updated to show a new expiration date. It is **now valid through November 30, 2015**. The alternative language forms have not been updated; however, they are used for reference only. It is the English version that must be signed and filed.

Any forms signed prior to November 28, 2012 are valid; however, any forms being signed after that must show the updated expiration date.