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TRACS & iMAX Schedule Change / HUD Announcements

TRACS202C and iMAX: Change of schedule

Because HUD only recently received OMB approval for the new 50059 and voucher forms, the implementation dates for the new releases have been changed. CAs must be ready to receive 202C files through either TRACSMail or iMAX on December 1. Starting on that date, sites may start using iMAX and 202C if their software supports them.

TRACSMail will be supported through the end of February, 2009. After that only iMAX may be used to submit. TRACS and CAs will continue to accept 202B files through March with CAs permitted to reject 202B files on March 20. TRACS will accept them through the end of March.

Don't forget that sending TRACS files using iMAX will require you to have a WASS (Secure Systems) ID and password along with Internet access.

IPM will support both iMAX and 202C in upcoming releases.

Rent And Income Determination Quality Control Monitoring Guide For Multifamily Housing Programs

HUD has just released a new version of the guide. The update can be found at: <http://www.hud.gov/offices/hsg/mfh/rhiip/qcguide.pdf>

It provides guidance for CAs on how to conduct management reviews and is well worth your study so that you understand the kinds of situations that can cause an unfavorable review. The major change in the guide is updated information on the use of EIV. Remember that the use of EIV, while not currently mandatory, will be required in the future.

Violence Against Women Act (VAWA)

An important notice (H 08-07) has just been published (<http://www.hud.gov/offices/adm/hudclips/notices/hsg/>). To quote from the notice: “In summary, the VAWA provides legal protections to victims of domestic violence, dating violence or stalking. These protections prohibit O/As from evicting or terminating assistance from individuals being assisted under a project-based Section 8 program if the asserted grounds for such action is an instance of domestic violence, dating violence or stalking.”

In addition to detailed instructions on how to handle the situations envisioned by the statute, the notice implements two new HUD forms: HUD-90166 (a certification of domestic violence) and HUD-90167 (a lease addendum) that must be used.

If you have a Section 8 contract, it is essential that you study the notice and make any necessary changes to your processes and forms.

Model Lease Forms

Once again, HUD has changed its policy on how it wants OMB information printed on leases depending on whether you are using a lease downloaded from HUDClips or have it printed by your software.

Three new documents are posted on the RHIP web site at <http://www.hud.gov/offices/hsg/mfh/rhiip/mfhrhiip.cfm>. They are HUD Model Leases Questions and Answers; What Lease Do I Use? and HUD Forms Requirements Matrix (aimed at software developers). For the moment you should study the Q&A and What Lease Do I Use documents. IPM will implement the other guidance in its TRACS 202C releases.

One notable change in the Q&A is that you may now end a 1-year lease the day before the start date (1/1 through 12/31 for example). HUD says that it is changing handbook guidance, but this leaves us in the uncomfortable position of having a Q&A document contradicting a handbook. Before you make this change, you should check with your CA or HUD asset manager to be sure they are on board. The Q&A does not mention the option of having a lease end at the end of the month in which it starts, so it is unclear whether this may still be done.