

HOME RHD 2014 UPDATES OCTOBER 27, 2014

Wisconsin
Department of Administration
Division of Housing

Presenters: Kate Blood – HOME RHD Program Manager
Laura Detert – HOME RHD Compliance



HOME RHD 2014 Updates

Overview

- HOME/LIHTC CHDO Projects
- UPCS and draw Inspections
- SAM System Debarment Checks
- Student Status in HOME Units

HOME RHD 2014 Updates

HOME/LIHTC CHDO Projects

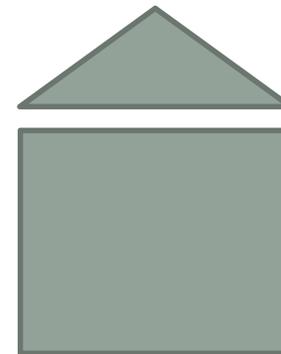
2013 HOME Rule update:

Rule no longer allows joint ventures between CHDO and another housing entity when using both HOME and LIHTC funding.

HOME RHD 2014 Updates

HOME/LIHTC CHDO Projects

Cannot structure deals to meet any of the CHDO roles of Sponsor, Owner, or Developer



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HOME/LIHTC CHDO Projects

CHDO must meet the requirements of one of three roles when applying for HOME funds:

1) Sponsor:

The CHDO must be the sole managing member of the LLC

Or:



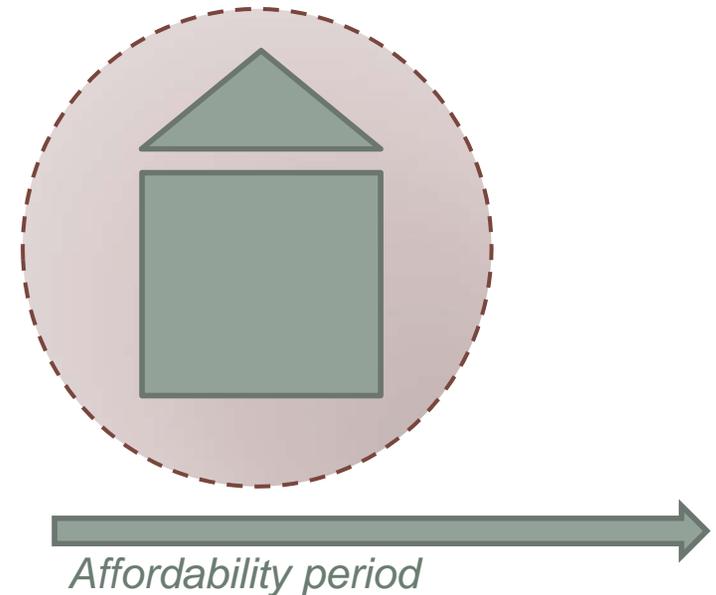
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HOME/LIHTC CHDO Projects

2) Owner

CHDO must own the project *during development and throughout the period of affordability* (fee simple absolute or long-term ground lease)

Or:

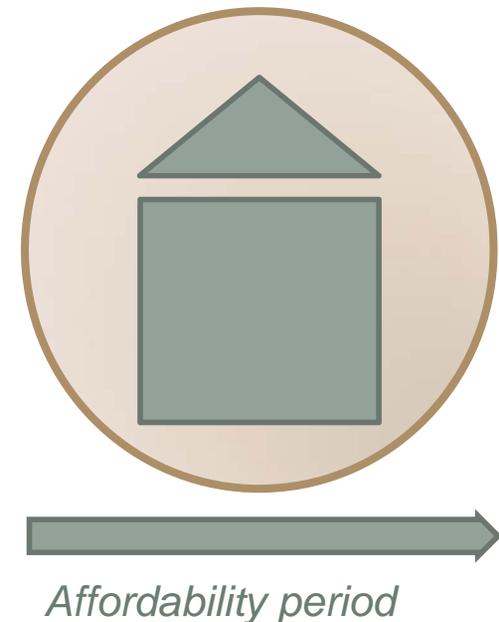


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HOME/LIHTC CHDO Projects

3) Developer –

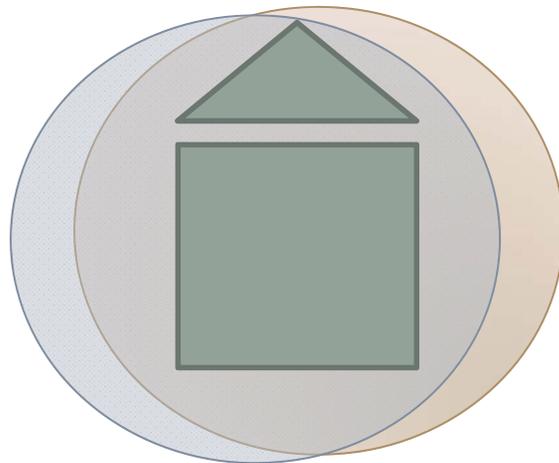
- The CHDO must own the project during development + through the period of affordability
AND
- Be in sole charge of all aspects of the development process (zoning, securing all funds, selecting contractors, overseeing work, etc.)



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HOME/LIHTC CHDO Projects

CHDO can use both HOME and LIHTC in CHDO projects in which they are the only developer entity



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UPCS and Draw Inspections

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UPCS Inspections

As of January 24, 2015



HOME inspections for rental housing must use *Uniform Physical Condition Standards (UPCS)*

No longer *Housing Quality Standards (HQS)*

For all inspections during affordability period

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UPCS Inspections

Inspection Number: 1234567

Property Information	Building / Unit Information	Property Inspectable Items	Check / Prepare / Import																												
Site Building: 1-9-1 Exterior Systems Common Area Unit: 201 Unit	Building 1 - Unit 201	<table border="1"> <thead> <tr> <th>Inspectable Item</th> <th>NOD</th> <th>OD</th> <th>NA</th> </tr> </thead> <tbody> <tr> <td>Bathroom</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Call-for-Aid</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Ceiling</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Doors</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Electrical System</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Floors</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	Inspectable Item	NOD	OD	NA	Bathroom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Call-for-Aid	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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Item Definition Tools ? Help Exit

- More stringent than HQS
- Currently used by public housing, WHEDA, many private/bank inspections
- May cut down total number of inspections for layered-financed properties

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Draw Inspections

We will start doing inspections for construction draws beginning 2/1/2015

- Will visit site to verify construction progress
- Needs to happen with each draw
- HUD requirement per 2013 Final Rule

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SAM System Debarment Checks

HOME RHD 2014 Updates

Debarment

www.SAM.gov

[View assistance for SAM.gov](#)

SAMSM
SYSTEM FOR AWARD MANAGEMENT

USER NAME PASSWORD [LOG IN](#)

[Forgot Username?](#) [Forgot Password?](#) [Create an Account](#)

[HOME](#) [SEARCH RECORDS](#) [DATA ACCESS](#) [GENERAL INFO](#) [HELP](#)

CREATE USER ACCOUNT

Your CCR username will not work in SAM. You will need a new SAM User Account to register or update your entity records. You will also need to create a SAM User Account if you are a government official and need to create Exclusions or search for FOUO information.

[Create User Account](#)

REGISTER/UPDATE ENTITY

You can register your Entity (business, individual, or government agency) to do business with the Federal Government. If you are interested in registering or updating your Entity, you must first create a user account.

[Register/Update Entity](#)

New! Use the SAM Status Tracker to: [Check Status](#)

SEARCH RECORDS

All entity records from CCR/FedReg and ORCA and exclusion records from EPLS, active or expired, were moved to SAM. You can search these records and new ones created in SAM. If you are a government user logged in with your SAM user account, you will automatically have access to FOUO information.

[Search Records](#)

HOME RHD 2014 Updates

Debarment

Who needs to register on SAM?

Any entity that receives Federal funds must be registered on the SAM system

i.e. the entity that receives the HOME funds from DOH

HOME RHD 2014 Updates

Debarment

The PJ (e.g. State of Wisconsin) receives HOME allocation
– **Federal funds**



HOME Funds

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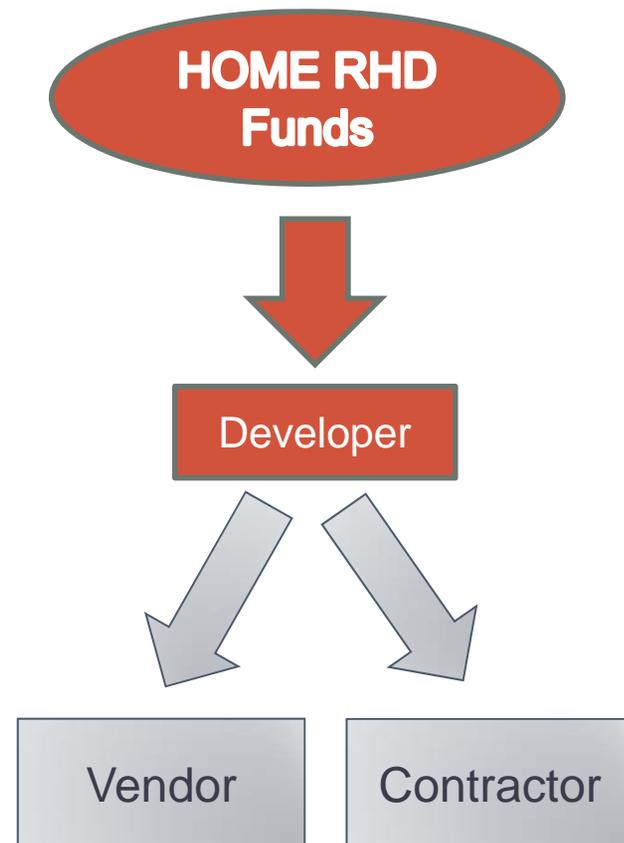
Debarment

These funds remain “Federal” until they leave the hands of the independent entity (a “non-subrecipient”, i.e. developer), who has received the HOME funds from DOH.

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Debarment

The developer (applicant for HOME funds) is receiving Federal funds, but funds that they pay to their contractors and vendors are no longer considered “Federal”



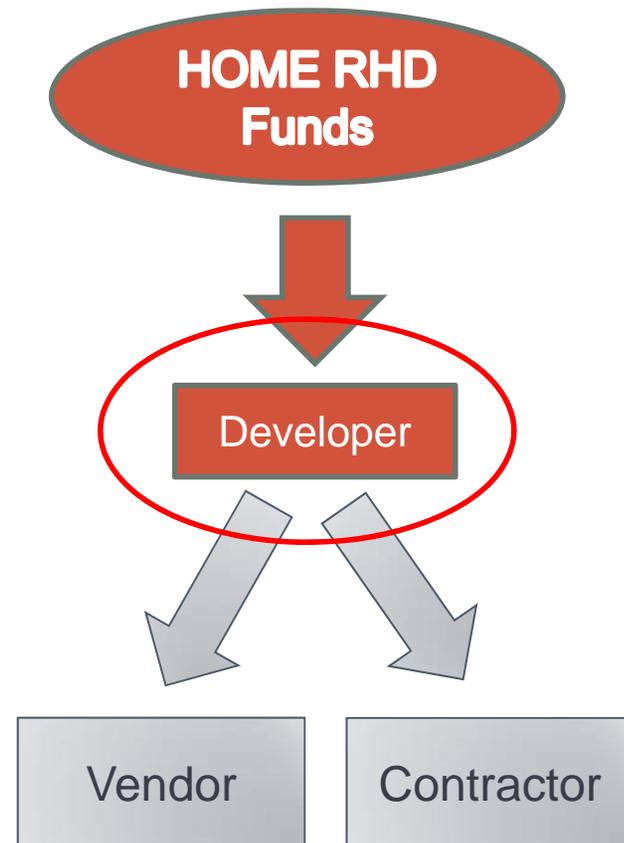
HOME RHD 2014 Updates

Debarment

So – which entities need to register on SAM?

The entity that receives **Federal funds** must be registered on the SAM system

i.e. the entity that receives the HOME funds from DOH



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Debarment

SAM System: “No records found” page (unfortunately) is not the final step

This page is indicating that the entity is not registered on the SAM system

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Debarment

View assistance for SAM.gov

Your search results represent the broadest set of records that match your criteria. You may get entity registration records that are still in progress or have been submitted, but not yet activated. Check the record status of each result and use the Search Filters to narrow your results.

Of note, some entities have chosen to opt out of public display. Even if they are registered in SAM, you will not see their entity registration records in a public search. You can only see them if you are logged in as a Federal Government user.

If you want to perform a new search, be sure to use the Clear Search button to remove your results. If you have a SAM user account and are logged in, you can use the Save Search button to run your current search again at a later time.

[Important message regarding exclusion searches.](#)

Current Search Terms: Jenny* Law* Firm*

Clear Search

TOTAL RECORDS: 0

Result page 0 of 0

Save PDF

Export Results

Print

Sort by Modified Date

Order by Descending

FILTER RESULTS

No records found for current search.

By Record Status

Active

Inactive

By Functional Area

Entity Management

Glossary

Search Results

Entity

Exclusion

Search Filters

By Record Status

By Functional Area - Entity Management

By Functional Area - Performance Information

not the final step

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Debarment

- If you get “No records found” page: Look up the entity using the DUNS or CAGE number
- Get “No Active Exclusions” page, print
- HOME Application requires this documentation for all entities receiving Federal Funds
- Typically just the applicant/developer(s) need SAM documentation

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Debarment



WISCONSIN, STATE OF
DUNS: 001778349 CAGE Code: 5MZC2
Status: Active

Entity Overview

- Look up with DUNS or CAGE number
- Get “No Active Exclusions” page, print

Entity Information	-
Name: WISCONSIN, STATE OF	
Business Type: US State Government	
POC Name: Dan Subach	
Registration Status: Active	
Activation Date: 10/28/2013	
Expiration Date: 10/28/2014	

Exclusions	-
Active Exclusion Records? No	

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Debarment



To register in the SAMS system:

Obtain a “DUNS Number—

- Go to www.dnb.com and obtain a number.
- Make sure that you note the name and address that you use to obtain the number as you will need to use this exact information when registering in the SAMS system.

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Debarment

In addition to the DUNS number, you need:

- A tax identification number
- The routing and account number from your business bank account.
- The date that your business was formed.

Once you have all this information, you can begin the SAMS registration process.

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Debarment



SAMS Enrollment registration:

- Go to www.sam.gov and “create a user account”. (You must create a user account in order to register.)
- Answer the series of questions
- You will then be sent an email necessary to confirm the account creation.
- Log on and “register/update entity”. The system will guide you through a set of questions that must be answered in order to register. This takes about an hour.

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Debarment



SAMS Enrollment registration

Once you have completed the process and all information is entered, the SAMS system will let you know when your account is active. At this point, debarment can be checked for your company or organization.

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Student Status
HOME Units

HOME RHD 2014 Updates

Students in HOME units

HUD has clarified rules regarding students in HOME units. The 2013 Rule adopts the Section 8 Housing Choice Voucher restrictions on students found in 24 CFR 5.612

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Students in HOME units

Students **DO** qualify for a HOME unit if:

Enrolled in a higher education institution and can claim one of the following:

- Over age 24, or
- A veteran of the U.S. military, or
- Married, or
- Have dependent children, or
- Have a disability, or
- Are not otherwise individually ineligible, or don't have parents who, individually or jointly, are not eligible on the basis of income.

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Students in HOME units

Or, put another way...

Students **DO NOT** qualify for a HOME unit if:

- They are under age 24; and
- Aren't a veteran; and
- Are single; and
- Do not have children; and
- Do not have a disability

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Students in HOME units

In addition:

This rule only applies to students who are the head of household; students living with qualifying parents as part of the household may live in a HOME unit.

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Students in HOME units

This rule applies to all HOME programs including

- Home rehabilitation (HHR)
- Rentals (RHD)
- Tenant-based rental assistance (TBRA)

HUD has stated more guidance on students will be issued in the future.

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Students in HOME units

More information:

Federal rule 24 CFR 5.612:

<http://www.ecfr.gov/cgi-bin/text-idx?rgn=div8&node=24:1.1.1.1.5.6.17.5>

Section Summary of the 2013 HOME Final Rule:

<https://www.hudexchange.info/home/home-final-rule/section-by-section-summary/subpart-a>

HUD Section 8 student qualification FAQs:

http://portal.hud.gov/hudportal/documents/huddoc?id=DOC_20482.pdf

Questions?

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HOME RHD

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