

## **Changes in LOMOD Management**

LOMOD has undergone several Management changes in the last few months. \_Below please find our new leadership team:

Connie Loyola	Director	connie.loyola@hacla.org
Hang Phan	Asst. Manager, Administration	hang.phan@hacla.org
Robin Fox	Resident Liaison / Consulting Manager	robin.fox@hacla.org
Armine Petrosyan	Compliance Manager	armine.petrosyan@hacla.org
Inesa Papazyan	Compliance Supervisor	inesa.papazyan@hacla.org
Sheena Wallace	Compliance Supervisor	sheena.wallace@hacla.org
Paula Morales	Contracts Manager	paula.morales@hacla.org
Blanca Vasquez	Contracts Supervisor	blanca.vasquez@hacla.org
Lilian Zaghian	Contract Supervisor	lilian.zaghian@hacla.org
Earl Hearvey	Voucher Manager	earl.hearvey@hacla.org

## **LOMOD Book Drive at AHMA-PSW Conference**

LOMOD would like to thank everyone who participated in the 1st Annual LOMOD Book Drive at the AHMA-PSW Conference in May, 2016.

All of the books collected were donated to the Los Angeles County Library System for distribution to their branches.



## **California Climate Credit**

The California Climate Credit is part of California's efforts to fight climate change. The credit is from a state government program that requires power plants and other large industries that emit greenhouse gases to buy carbon pollution permits from auctions managed by the Air Resources Board. Households and small businesses receive the California Climate Credit. Customers will automatically receive the Climate Credit if they have an open account with the utility and are receiving utility service during the period the Credit is distributed.

All California residential customers that receive electricity from an investor-owned utility company, electric service provider or community choice aggregation provider. This includes customers of Pacific Gas and Electric, San Diego Gas & Electric, Southern California Edison, PacifiCorp, and Liberty Utilities, and the community choice aggregators Marin Clean Energy and Sonoma Clean Power. All residential customers of the same electricity will receive an equal amount regardless of the amount of energy they use. Whether you receive a credit, or how much you receive, is not connected to the amount of energy you use.

**This does not affect all Residents.** Please refer to the chart below for the Utility Companies providing the credit:

<b>Electric Bill Provider</b>	<b><u>2016 Electric Residential Climate Credit</u></b>
SDG&E	<b>Credit Applied to Bill</b> \$17.44
PG&E	\$28.14
Liberty Utilities	\$26.99
SCE	\$38.00
Pacific Power	\$143.47

**Per HUD Headquarters, HUD does not allow the use of the California Climate Credit as a credit, offset or reduction in the calculation of the Utility Allowance for Project-Based Section 8 Residents.**

HUD has stated the California Climate Credit should be considered as **Annual Income** in the certification and re-certification process of residents. This credit is expected to last until 2020.

HUD has stated this is effective for all Certifications and Re-Certifications beginning 5/18/16.

Since the amounts are not over \$200 per month, you will not need to complete an IR for Residents.

However, a correction will need to be made to any **AR's effective 7/1/16.**

## **Updating Owner/Management Agent Information**

In the event there is an Ownership or Management Agent change that occurs on your property, it is **very important** that you update this information in HUD Secure Systems, APPS.

In order for LOMOD to speak / interact with a new Owner or Management Agent the following information must be on file:

For new Management Agents:

- HUD Form 9839B: Project Owner's / Management Agent's Certification
  - Proof completed form was sent to HUD, or
  - Form authorized by HUD, or
- Correspondence from the Owner on Owner Letterhead authorizing a designee

For new Ownership:

- HUD Form-2530: Previous Participation Certification for Authorized Signatures (for new Owners); or
- Consent to Assignment of HAP (new owners)

## **New REAC Inspection "Industry Standards"**

HUD has issued new guidance for REAC Inspectors giving the Inspector the right to judge the craftsmanship of a repair made on a property. If the Inspector determines that a repair is not in line with "Industry Standards," you will likely be cited for the original deficiency. A deficiency will be recorded for each sub-standard repair made to avoid or disguise an observed deficiency based on the size of the area affected and/or the item inspected.

Per the [HUD Inspector Notice 2016-03](#), all repairs to address UPCS deficiencies in preparation for a REAC inspection shall be made in a good and workmanlike manner with materials that are suitable for the purpose and free from defects. The phrase "good and workmanlike manner" means:

- a. Ensuring that the component, as repaired, performs its intended function/purpose; and
- b. Finishing the repair in a manner reasonably compatible with design and quality of the original and adjoining decorative materials.

Below is a sample list of what Inspectors are going to be looking to record as a deficiency:

- PVC used in place of aluminum downspout;
- Tape used to cover holes in vinyl siding;
- Drywall repairs that do not match the surrounding area;
- Straw or mulch placed over eroded areas;
- "Non-professional" plumbing access panels;
- Non-matching mortar repairs or mortar/crack repairs using caulking as opposed to a proper mortar material;
- Angle iron placed over corners of buildings to "hide" chipped bricks;
- Chipped bricks repaired using non-matching cement/mortar;
- Wooden door damage repaired using drywall mud, plastic disks or other "non-matching" material;
- Tape placed on refrigerator gaskets or entry door weather-stripping;
- Mismatched popcorn ceiling texture;
- Broom handles used a primary locking device on doors or windows;
- Mismatched floor tile; and
- Any caulking or other "foreign" material located in the panel or disconnect boxes.

Property representatives may use the Technical Review/Database Adjustment process to appeal deficiencies cited in which non-industry standard repairs were made if the property's management believes a deficiency should not have been recorded.

## **Homeless Assistance Resources for Multifamily Housing Owner and Managers**

**Opening Doors**, the Federal strategic plan to prevent and end homelessness, provides a framework for Federal agencies and state and local partners to work together to meet specific goals to end homelessness. The plan was developed in 2010 and amended in 2015.

Opening Doors relies upon building and maintaining a community-wide effort to appropriately address and end homelessness. Owners and property managers of HUD assisted housing may implement a preference to house homeless individuals and families. HUD also encourages owners and property managers of market rate housing to also contribute towards ending homelessness in their communities. HUD has several resources available to help property owners and managers house homeless individuals and families.

In July 2013, HUD issued Notice H 2013-21 “Implementation and Approval of Owner-Adopted Admissions Preferences for Individuals or Families Experiencing Homelessness”. This Notice provides guidance on the circumstances under which owners of HUD assisted multifamily properties may adopt admissions preferences to house homeless individuals and families.

To assist Owners and Management Agents, HUD has created a [toolkit to assist with establishing a homeless preference](#). This toolkit contains step-by-step guidance that a community can use in bringing service providers and multifamily property owners together to serve the needs of those who are homeless or leaving homelessness.

For more information on homelessness in your community and resources available, please visit the [HUD website](#).