

## NAHMA Government Affairs

### Monthly Roundup: March 2018

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#### **March 23: HUD Refinancing of Pre-1974 Section 202 Direct Loans; Issuance of TPVs or SPRACs**

HUD published a [Notice](#) to provide owners with pre-1974 Section 202 Direct Loans options to preserve and extend the affordability of their properties to the low-income elderly occupants for the duration of their loan terms, which will mature over the next 5 years, through project-based Tenant Protection Vouchers (TPVs) or Senior Preservation Rental Assistance Contracts (SPRACS).

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#### **March 19: MFH Site Manager and Maintenance Person of the Year program guidelines**

RHS announced the FY18 [guidelines](#) for the annual MFH Site Manager and Maintenance Person of the Year program. Awards will be presented in mid-June, 2018, in the following four categories: Site Manager of the Year for Elderly Housing; Family Housing; Farm-Labor Housing; and Maintenance Person of the Year. The deadline to submit nominations is May 18, 2018.

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#### **March 15: HUD's FAST Act Interim Final Rule effective March 12, 2018**

HUD's [interim rule](#) aligns the current regulatory flexibilities with those provided in the Fixing America's Surface Transportation (FAST) Act, including provisions regarding income recertifications, fixed income thresholds, family declaration of assets, and utility reimbursements. HUD's FAQs are also available online [here](#).

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#### **March 14: HUD publishes MAP Guide Clarification, Security for Equity Bridge Loans Memo**

HUD issued a [memo](#) clarifying language found in the 2016 MAP Guide: In response to questions raised by stakeholders, the Memo confirms that HUD will allow equity bridge loans (EBLs) to be secured with a pledge of the general partner's interest, in addition to the other means listed in the MAP Guide.

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#### **March 14: HUD's PBCA Rebid Delayed**

HUD has cancelled both the HAP Contract [National](#) Support Services (HAPNSS) and HAP Contract [Regional](#) Support Services (HAPRSS) solicitations with the following message: "HUD is taking time to perform additional due diligence to ensure all comments and recommendations are considered in developing the final approach to obtaining the services to replace the current PBCA services....Future requirements will be initiated through a new solicitation, which is expected to take several more months to develop."

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#### **March 8: HUD issues updated Resident Rights and Responsibilities Brochure**

HUD released an updated Resident Rights and Responsibilities [brochure](#), which provides a summary of key resident rights and responsibilities for tenants living in Multifamily assisted housing along with resources and contact information for tenants needing assistance.

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