

WHAT'S NEW IN SECTION 8 HOUSING?

Building Better Communication With Owners

At HPD, we value the key role that owners play in providing safe and affordable housing for thousands of New Yorkers. Based on feedback we have received from our renter forums, as well as less formal feedback, we understand owners often have questions about the Section 8 program. Whether there are suggestions on how to improve the program or concerns, we want to hear from you. In the coming weeks, we will be sending out a survey. What are the most common issues that you face? Besides the Partner Portal, perhaps you have other ideas that can help us make the process of working with the Section 8 program better. You are a critical part of our success; we strongly encourage you to provide us with feedback so we can serve you better. Owners can use the following email address to provide feedback: DTRPartnerPortal@hpd.nyc.gov. Please send us any updates regarding your email address.

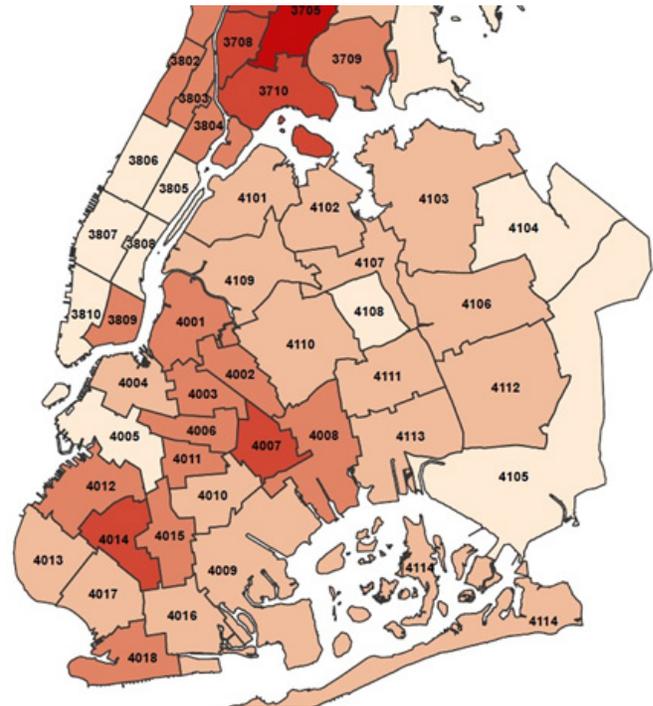
HAP and The City

As part of an effort to improve outcomes for households participating in the HPD Section 8 program, we are developing a program that will help families who are seeking to relocate throughout the city. If owners have units available in areas where the poverty rate is under 20 percent ("high opportunity" areas), HPD is willing to help owners and potential tenants connect. For now, please list all available units in GoSection8.com. This opens more opportunities for families living in areas with high poverty concentration but it is also helps property owners who may have vacancies in areas that are not often considered by Section 8 voucher holders.

The benefits of expanding the areas considered by voucher holders include the potential for better employment and educational opportunities for adults and children. [Studies](#)¹ have indicated that such moves can prove to be healthy for assisted households. Owners will also have the benefit of a steady income from a Section 8 subsidy.

HPD works with families interested in moving to high opportunity areas. The community district is the number next to the borough. In this program, participants will be counseled in advance about new surroundings. Those who find housing will receive assistance with the move process. This is a way that HPD is working to create options for tenants and improve the experience of owners. While HPD submitted comments to HUD to exclude low vacancy cities from Small Area Fair Market Rents (SAFMR), we are committed to mobility.

Below is a map that indicates poverty rates by color, with the lighter shaded areas having lower poverty rates. If owners have units in those areas that they wish to rent, HPD will help families find those units through GoSection8.com.



For the map: BK=Brooklyn, MN=Manhattan, SI= Staten Island, QN=Queens, and BX= Bronx. The numbers next to the Borough identifier is that of the PUMA (Public Use Microdata Area)

¹Chetty, Raj, Nathaniel Hendren, Patrick Kline, and Emmanuel Saez. "Where is the Land of Opportunity? The Geography of Intergenerational Mobility in the United States" (http://www.rajchetty.com/chettyfiles/mobility_geo.pdf)



“LET’S COMMUNICATE!”

If you have any questions or concerns regarding your participation as a Section 8 landlord, please feel free to call us at 917-286-4300. You can also e-mail us at s8landlords@hpd.nyc.gov.

IMPORTANT INFORMATION REGARDING COMPLIANCE IN SECTION 8

Change in Ownership: When New Owners Take Over The HAP Contract

If you are selling Section 8 assisted properties, please inform the purchaser what is needed to assure a smooth transition. In order to minimize the disruption of rental payments, incoming owners need to submit a written request for assignment of HAP contract, W-9 form, IRS 147C letter or Social Security card, along with a copy of the deed or title. HPD needs these documents to be submitted within 30 days of the closing date for the sale. Documents may be emailed to section8landlords@hpd.nyc.gov.

If you have units that are in fail or abatement status, please let the new owner of the property know the details. We want all parties involved to have all the necessary information when it comes to program compliance.

Sellers should forward any HQS notices received to the new owners so they can make repairs by the deadline and avoid HAP abatement. New owners must ensure that their property registration is updated so they will be in a position to receive HQS notices timely. Owners can register by using HPD's Property Registration Online System (PROS), or calling (212) 863-7300, or by emailing register@hpd.nyc.gov.

Should this information, or the appropriate documents, not be communicated in a timely manner, the new purchaser may only receive payment for 60 days in retroactive payments. We appreciate your assistance in ensuring a smooth transition of ownership.

Direct Deposits of Housing Assistance Payments

Owners are encouraged to receive their Housing Assistance Payments (HAP) by Direct Deposit. You can sign up for this option online at:

<http://www1.nyc.gov/site/finance/about/doing-business-with-nyc-direct-deposit-program.page>

147C IRS Letter

If you need an IRS 147C letter, you can get more information from the IRS at <https://www.irs.gov/uac/How-to-Contact-the-IRS-1>, or by calling 800-829-1040 and requesting this form. They do not post this form online.

Report Fraud

If you know of anyone who has provided false information on a Section 8 housing assistance application or recertification, or if anyone tells you to provide false information, report that person to:

- United States Department of Housing & Urban Development (HUD) Office of the Inspector General Hotline. You can call the Hotline toll-free Monday through Friday from 10:00am to 4:40pm, Eastern Standard Time, at 1 (800) 347-3735 or email it to Hotline@hudoig.gov.
- HPD's Inspector General's Office at the New York City Department of Investigation at (212) 825-3502.
- HPD's Program Integrity and Compliance Unit at (917) 286-4300 ext. 8032.



Visit us online at:
<http://www1.nyc.gov/site/hpd>

Here you will find helpful links to our Section 8 programs, important applications and forms, and an electronic version of HAP Happenings

DID YOU KNOW?

IDNYC – Identification Cards Help New Yorkers Secure Services

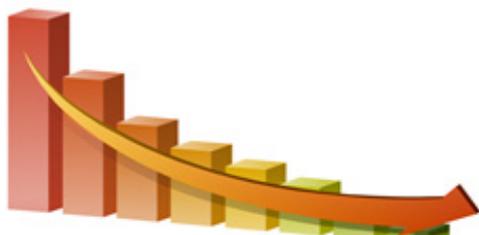
New York City residents can sign up for IDNYC – a government-issued identification card that is available to all City residents age 14 and older. Immigration status does not matter. These identification cards make it easier for New Yorkers to apply for particular government programs, such as the Supplemental Nutrition Assistance Program (SNAP) or Cash Assistance. Residents may also use IDNYC to apply for Medicaid with the New York State Department of Health (NYCDOH). IDNYC is accepted by NYPD, and can be used as ID to enter city buildings, including schools.



IDNYC cardholders also receive many additional benefits with the card, including discounts on prescription drugs and at Food Bazaar supermarkets. Cardholders can sign up for free one-year memberships at 40 of the City's leading museums, zoos, concert halls, and botanical gardens. They also receive discounts on movie tickets, live performances, and sporting events. For more information about the IDNYC program, or to make an appointment online, go to www.nyc.gov/IDNYC.

There's HOPE

According to the federally mandated HOPE count, in which NYC counts the number of street homeless, there was a decrease of 12% in street homelessness as of January 2016.²



²The New York Times April 28, 2016 (http://www.nytimes.com/2016/04/29/nyregion/street-homelessness-fell-12-percent-in-new-york-city-survey-finds.html?_r=0)

We're Working To Make Public Area Inspections Easier:

HPD is working to make the inspection process in public areas easier for owners. As policies develop, HPD will inform property owners of new and innovative procedures that will aim to streamline the inspection process for public areas.



Tenant Assistance

HPD runs a Homelessness Prevention Program (HPP) that works with community-based organizations (CBOs) to provide assistance and services to Section 8 households who are at imminent risk of losing their subsidy. HPD has contracted with community based groups to provide an array of services to help participants remain compliant with program requirements. CBOs can assist with financial counseling, hoarding, addressing arrears, and completing required forms. HPD works with Bronx Works, CAMBA, and Catholic Charities to provide services throughout the city. The program assisted approximately 800 households in 2015. Please contact us if you are experiencing difficulty with tenants who are having trouble paying their share of the rent or filling out their annual re-certification form.

HAP Happenings Fall 2016

Payment Standards for 2016

The United States Department of Housing and Urban Development (HUD) annually publishes Fair Market Rents (FMR) for various areas of the country. HPD has updated its payment standard from 105% to 108% of the Fair Market Rent. Below is the payment standard that will be in effect July 2016.

The HPD uses the FMR to develop its payment standard. The payment standard is the maximum amount that the agency can pay for an apartment, based on the number of bedrooms of an assisted unit.

2016 Payment Standards

\$RO	Studio	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR
\$1,047	\$1,396	\$1,466	\$1,697	\$2,183	\$2,402	\$2,762	\$3,122	\$3,483	\$3,843

Utility Allowance Payments



The HPD A utility allowance is a credit that Section 8 families are given if they pay their own utilities. A Utility Allowance Payment (UAP) is the payment HPD will make to assisted families if the utility allowance for an assisted apartment is greater than the Total Tenant Payment (TTP). For example, if a household's total tenant payment is \$50 but their utility allowance is \$75, HPD will pay the family the difference of \$25. Only Section 8 families that pay for their own utilities and have a utility allowance that is greater than their tenant share of rent are eligible for UAP.

Starting 9/1/2016, rent breakdown letters will be updated to reflect utility allowance payments.

GOT EMAIL?

If you have an email address, make sure you register it with Owners Services. You can receive important updates from HPD immediately by email. To register your email, please email s8landlords@hpd.nyc.gov.