

**Welcome to the MULTIFAMILY HOUSING RENTAL HOUSING INTEGRITY IMPROVEMENT PROJECT (RHIP) LISTSERV that brings you up-to-date RHIP related publications, news, information and occupancy tips in an effort to help reduce errors in rent determinations and subsidy calculations.**

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## **RHIP TIP ON RESIDENCE CRITERIA**

HUD's key requirement for residency is that assisted tenants must have only one residence and receive assistance only in that unit. This rule is meant to ensure that the government pays assistance on only one unit for a family and provides assistance to as many eligible families as possible with available funding.

The sole residence requirement is:

1. A family is eligible for assistance only if the unit will be the family's only residence.
2. The owner must not provide assistance to applicants who will maintain a residence in addition to the HUD-assisted unit.

For additional information regarding the prohibition against double subsidies, please refer to Chapter 3, Paragraph 3-10.C. of *HUD Handbook 4350.3 REV-1 Occupancy Requirements of Subsidized Multifamily Housing Programs*.

## **ITEMS OF INTEREST**

**1. The Department of Health and Human Services recently sent HUD an e:mail with the following information:**

CMS released draft 2007 Part D Marketing Guidelines on May 24th for comment. Once final, these guidelines will apply to Medicare Advantage (MA), Medicare Advantage Prescription Drug Plans (MA-PD), Prescription Drug Plans (PDP) and 1876 Cost Plans for the 2007 contract year. Interested parties are invited to submit comments to CMS by no later than 5:00 p.m. EDT, Wednesday May 31, 2006.

The draft guidelines include a number of revisions pertaining to existing requirements and policies, as well as new information related to policy or operational decisions adopted since the guidelines were last updated. For example, the 2007 guidelines will reflect the new CMS policy on co-branding announced in the 2007 Call letter (see page 48 of the attached). Beginning in 2007, only non-provider co-branding relationships may be included on member ID cards. Co-branding relationships with providers (i.e., pharmacies) will still be permitted, but may not be designated on member ID cards. As in contract year 2006, plans will be required to submit their member ID cards for review by CMS before distributing to beneficiaries.

The draft guidelines and a form to accompany any comments are attached for your reference. Please note before opening this document that it is 171 pages long.

## **2. Emergency Capital Repair Grants for Multifamily Housing Projects Designated for Occupancy by the Elderly.**

On May 22, 2006, a notice was published in the Federal Register regarding "Emergency Capital Repair Grants for Multifamily Housing Projects Designated for Occupancy by the Elderly". This notice announces the availability of approximately \$30 million in grant funds to make emergency capital repairs to eligible multifamily projects owned by private nonprofit entities that are designated for occupancy by elderly tenants. The capital repair needs must relate to items that present an immediate threat to the health, multifamily projects owned by private nonprofit entities that are designated for occupancy by elderly tenants. The capital repair needs must relate to items that present an immediate threat to the health, safety, and quality of life of the tenants. The intent of these grants is to provide one-time assistance for emergency items that could not be absorbed within the project's operating budget and other project resources, and where the tenants' continued occupancy in the immediate near future would be jeopardized by a delay in initiating the proposed cure.

The notice which can be found at [www.hudclips.org](http://www.hudclips.org) provides instructions for owners of multifamily projects to request funding and instructions for the HUD field offices to process requests. HUD will accept applications on a first-come, first-serve basis upon publication of this notice and will award emergency capital repair grants until available amounts are expended. Applicants should submit emergency capital repair applications as soon as they have prepared an application that complies with the procedures and requirements contained in this notice.

FOR FURTHER INFORMATION CONTACT: G. DeWayne Kimbrough, Director, Grant and Housing Assistance Field Support Division, Office of Multifamily Housing, Room 6146, Department of Housing and Urban Development, 451 Seventh Street, SW., Washington, DC 20410; telephone (202) 708-3000 (this is not a toll-free number). Persons with hearing or speech impairments may access this number via TTY by calling the toll-free Federal Information Relay Service at (800) 877-8339.

Please encourage others to sign-up for the Listserv, so they too can receive current RHIP related information from HUD <http://www.hud.gov/subscribe/maillinglist.cfm>

If you should have any occupancy related questions, please contact your assigned contract administrator, or your RHIP Help Desk Representative <http://www.hud.gov/offices/hsg/mfh/rhiip/helpdesk.pdf>

You can view the RHIP Tips Archives: issues 11-20, under "Listserv-Multifamily RHIP Tips" at <http://www.hud.gov/offices/hsg/mfh/rhiip/mfhrhiip.cfm>.