

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.

RHIP TIP: Alimony or Child Support

Owners must count alimony or child support amounts awarded by the court unless the applicant certifies that payments are not being made and that he or she has taken all reasonable legal actions to collect amounts due, including filing with the appropriate courts or agencies responsible for enforcing payment.

The owner may accept printouts from the court or agency responsible for enforcing support payments, or other evidence indicating the frequency and amount of support payments actually received.

Child support paid to the custodial parent through a state child support enforcement or welfare agency may be included in the family's monthly welfare check and may be designated in different ways. In some states these payments are not identified as separate from the welfare grant. In these states, it is important to determine which portion is child support and not to count it twice. In other states, the payment may be listed as child support or as "pass-through" payments. These amounts must be counted as annual income.

When no documentation of child support, divorce, or separation is available, either because there was no marriage or for another reason, the owner may require the family to sign a certification stating the amount of child support received.

For further information, please refer to Chapter 5, Section 5, Paragraph 5-9.E of HUD Handbook 4350.3 REV-1 Occupancy Requirements of Subsidized Multifamily Housing Programs.

Page changes to the Section 8 Renewal Policy Guide

The material is posted on the web at :
<http://www.hud.gov/offices/hsg/mfh/mfhsec8.cfm>

Explanation of Changes.

All changes have light grey shading to denote what has changed on the page unless a section was completely removed. The major changes are:

1. Establishes in Chapter One that the Section 8 Renewal Guide Book information collection requirements have been approved under the Paperwork Reduction Act of 1995.
2. Removes some confusing language from page 1 of Chapter Two.
3. Corrects a typographical error on page 2 of Chapter Two revised on May 5, 2006.
4. Establishes in Chapter Six that the "lesser of test" is required every time an exception project's Section 8 contract is renewed under option 4.
5. Clarifies in Chapter 7:
 - What constitutes a Portfolio Reengineering Demonstration ("Demo") Program Project and what is required to renew the Section 8 contract;
 - Emphasizes that owners of Demo projects must use Option 5 when renewing their project-based Section 8 contracts; and
 - That a Demo project is subject to rent comparability study requirements and rents may be adjusted to the extent that they have risen above or fallen below market.

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

You can view the RHIIP Tips Archives: issues 41-45, under Listserv-Multifamily RHIIP Tips at <http://www.hud.gov/offices/hsg/mfh/rhiip/mfhrhiip.cfm>.