

September 2015 General Management Review Discussion Points

- Changes at MN Housing! Ashley Oliver has moved from supervising the PBCA group to the Housing Finance Agency Manager position overseeing Asset Management, Compliance, PBCA and Preservation teams, and Cassie Gordon has accepted the Middle Manager position supervising the PBCA team.
- HUD released Housing Notice 2015-06 regarding the **Equal Access Rule** which states program eligibility determinations shall not be made with regard to actual or perceived sexual orientation, gender identity or marital status. It further prohibits owners and agents from inquiring about sexual orientation or gender identity of an applicant or resident. This does not prohibit applicants or occupants from voluntary disclosure or lawful inquiries from owners/ agents when necessary for emergency shelter housing or to determine the number of bedrooms a family may be eligible for. MH Housing strongly recommends adding language about the Equal Access Rule protections to your TSP and removing questions regarding gender from forms and applications. Please note that TRACS 202D does not require disclosure of gender on the Form HUD-50059. The notice is posted on HUDClips, under Notice 15-06 at <http://portal.hud.gov>.
- HUD's Office of Multifamily Housing Programs has completed implementation of the *Multifamily for Tomorrow (MFT)* transformation in the new Multifamily Midwest Region. Your property may have a new HUD Account Executive (formerly known as project manager) so be sure to check iREMS for the correct HUD AE. As part of *MFT*, the Midwest Region has adopted electronic mailboxes in lieu of U.S. mail. Going forward, emails to HUD staff (formerly project managers) should go to this mailbox: mn.incoming@hud.gov. **In order for HUD to know to whom the email should be routed, you must include the Property ID number in the subject line of the email. The format of this number is 800xxxxx (eight digits starting with 800).**
- HUD issued **Housing Notice H-2015-04, Methodology for Completing a Multifamily Housing Utility Analysis** on June 22, 2015. This notice provides instruction to owners and management agents for completing the utility analysis required at the time of the annual or special adjustment of contract rents and when a utility rate change results in a cumulative increase of 10 percent or more from the most recently approved utility allowance. The notice and attachments is posted on HUDClips, under Notice 15-04 at <http://portal.hud.gov>.
- If House Rules have been adopted and implemented by the property, they are required to be an attachment to the lease. Tenant certification of receipt of House Rules is no longer sufficient and we will expect to see the rules in the tenant file.
- With the conversion to TRACS 202D – if a MI correction is required/processed and the amount of the security deposit changes, the owner must either collect more or refund the excess amount previously collected. The lease must be corrected to reflect the change. O/A and tenant must initial the change.
- O/A must address in their policies/ procedures how and when they will notify tenants who turn 18 between ARs of the requirement to sign consent forms 9887/9887A, lease and lease addenda. A tenant is not required to report turning 18 but an O/A may not use information from EIV without a signed 9887 consent form. We recommend written policies to ensure consistent application to all tenants.

- Many agencies are using debit or EBT cards to issue benefits such as SS/SSI, MFIP, child support or unemployment. We recommend adding a question to your application regarding these cards as they are assets. When interviewing a household who receives benefits but does not list any assets, follow up with a question such as, “Do you receive your benefits on a debit card?”
- Medical marijuana in HUD subsidized housing is not allowed. Address the use of medical marijuana and recreational marijuana in your property policies and procedures.
- With the release of TRACS 202D, there have been many changes to the HUD 50059, 50059A and the HUD voucher 52670. We encourage a thorough reading of The Monthly Activity Transmission Guide (MAT). The MAT Guide includes:
 - Detailed instructions on how to fill in new field or now active fields (e.g.: Field #69 SS Benefits Claim ID#-If a HH member received SS income benefits under a claim number that is different than their SSN, sites should enter that Claim # on the next 50059)
 - Definition of new codes
 - Information on the new Miscellaneous Accounting Request for repayment agreements
- Tenants who are employed by companies that use The Work Number can obtain paystubs online for free. They need to set up a log-in and password to obtain the needed documents at www.Theworknumber.com.
- HUD’s Race and Ethnic Data Reporting Form (HUD-27061-H) has been updated with a new expiration. Replace any existing forms with this version. It can be accessed on HUD’s website at <http://portal.hud.gov/hudportal/documents/huddoc?id=27061-h.pdf>.

Upcoming 2015 Events

October 20-21, 2015

HUD Hot Topics

Mary Ross from Ross Business Development will be presenting her HUD Hot Topics course at a training in St. Paul, MN on October 20 and 21, 2015. For more information about the course and to register, visit her website at <http://www.rbdnow.com>.

To view past issues of *MOR Hot Topics*, visit <http://bit.ly/1zOjQ6M>.