

April 2016 General Management Review Discussion Points:

- **The following notice was posted to RHIP Listserv on March 17, 2016:**

We have been advised by HUD's Real Estate Assessment Center (REAC) that the regularly scheduled computer matching with HHS for March 2016 will not occur as scheduled. **This means the EIV system will not be updated with new hire, wage, or unemployment benefit information.** Our last monthly match and the quarterly match both occurred on February 29, 2016. There will be a gap regarding the March 2016 match. O/As should perform third party verifications as done previous to the implementation of EIV for these income sources until notice is sent advising the computer matching with HHS has resumed. Social Security income information will not be affected. Please document the tenant files that have been affected by this outage. An example of acceptable documentation would be to include a copy of this RHIP Listserv message in the tenant file. We apologize for this inconvenience
- HUD issued **Housing Notice H-2016-01** on January 19, 2016. Multifamily Housing acknowledges the need to adjust the passbook savings rate at least annually to represent current national averages. Effective February 1, 2016, HUD has determined that the passbook savings rate to be used for all move-in, initial, annual, and interim recertification when a family has net assets over \$5,000 will remain the same as last year at .06%.
- HUD issued **Housing Notice H 2015-12** on November 18, 2015. With the issuance of this notice, tuition will now be defined in the same manner in which the Department of Education defines "tuition and fees". In implementing the amended definition of tuition (for section 8 programs only), Owner/Agents must include amounts of financial assistance an individual receives in excess of tuition **and other required fees and charges** when determining annual income, except for a person over the age of 23 with dependent children. Examples of required fees include, but are not limited to, writing and science lab fees and fees specific to the student's major or program (i.e., nursing program).
- HUD issued **Housing Notice H2015-10** on November 2, 2015. The purpose of this Notice is to inform owners of federally-assisted housing that arrest records may not be the basis for denying admission, terminating assistance or evicting tenants. HUD has determined that the fact that an individual was arrested is not evidence that he or she has engaged in criminal activity. Accordingly, the fact that there has been an arrest for a crime is not a basis for denial of admission, termination of assistance, or eviction. Although a record of arrest(s) may not be used to deny a housing opportunity, owners may make an adverse housing decision based on the conduct underlying an arrest if the conduct indicates that the individual is not suitable for tenancy and the owner has sufficient evidence other than the arrest that the individual engaged in the conduct. The conduct, not the arrest, is what is relevant for admissions and tenancy decisions.
- An O/A may require a resident to sign a release for utility data when necessary. If residents are unwilling to sign the release, it may be considered noncompliance and could potentially result in termination of their assistance and/or tenancy (see HH 4350.3, Paragraph 5-21 and HUD Model Lease for Subsidized Projects).
- Residents must be asked and disclose whether they are receiving utility assistance from sources other than HUD or DHS. If they are, these assistance payments are included as income on the 50059. (see 24 CFR 5.609a and HH 4350.3 Paragraph 5-6.G.1).

- If O/A's use lease addendums to modify the model lease they must be approved by HUD. This includes commonly used Section 42 and HOME program lease addenda. Many of the clauses in these lease addenda are already included in the HUD model lease. Please note: the Section 42 (tax credit) program does not require a lease addendum and tax credit monitoring agencies in MN will not fail or note a file for not having a Section 42 lease addendum. Minnesota Housing waives the HOME lease addendum for units they monitor that have project based section 8 and use the HUD model lease. You should check with your participating jurisdiction (PJ) if you are unsure about their requirements for a HOME lease addendum.
- Most Permanent Resident Cards (previously known as Alien Registration Receipt Card) expire every 10 years. O/A's should establish a policy to review the status of these cards at AR.
- Receipt of SSI disability or Social Security disability benefits is adequate verification of disability for properties that use Disability Definition D and E (see HH 4350.3, Figure 3-5). However, if the SSI or Social Security verification in the file does not identify that the benefits received are indeed disability benefits, further verification may be needed. Failure to have adequate verification of disability for households coded as disabled will result in a finding at your management and occupancy review.
- Minnesota Housing is looking for owners with properties who will partner with us to create integrated, supportive housing options for people with disabilities through HUD's Section 811 Rental Assistance Program. If you are interested, please ask your HMO for an 811 informational flyer.

Upcoming 2016 Events:

April 12-13, 2016 Working Together Conference - <http://www.mmha.com/>
Earle Brown Heritage Center – Brooklyn Park, MN

June 9, 2016 - Central MN Multi-Housing Association (CMMHA) Conference
Holiday Inn Hotel - St. Cloud, MN

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

Property Specific Management Review Discussion Points:

HMO Reminder: Please use MOR info report and/or iREMS printouts to confirm owner, management agent and MOR contact person (if different from owner and management agent) email addresses. Return to PBCA Housing Technician so she can complete O/A change process.