

December 2016 General Management Review Discussion Points:

Social Security Announces 0.3% COLA increase. Monthly Social Security and Supplemental Security Income benefits will increase in 2017. See www.ssa.gov for additional information.

HUD issued **Housing Notice H 2016-08** on August 26, 2016. This notice establishes a Family Self Sufficiency (FSS) program in multifamily housing. FSS is a HUD program that incentivizes and support families living in multifamily assisted housing to grow their earned income and reduce their independence on public assistance programs. HUD assisted multifamily family housing owners can start an FSS program at their sites and participation for families is voluntary.

As of August 1, 2016, TCF Bank will charge \$25 per Verification of Deposit (VOD) request. O/A's cannot require tenants to pay any fees associated with getting the VOD. O/A's must follow HUD's order of other verification methods:

- 1) Upfront Income Verification (UIV),
- 2) Third-party from source (written),
- 3) Third-party from source (oral), and
- 4) Family certification.

You cannot use less than a 6-month average, unless the bank account is new. You also cannot use non-consecutive bank statements to arrive at an average.

On March 8, 2016, HUD released their final rule titled "Streamlining Administrative Regulations for Public Housing, Housing Choice Voucher, Multifamily Housing, and Community Planning and Development Programs." Changes are effective April 7, 2016. **Two key changes from the final rule:**

- HUD has updated the rule regarding verification of Social Security numbers for children under the age of 6 years. Owners may accept and allow move-in of applicant households that include a family member under the age of 6 who cannot provide a Social Security Number (SSN), if the child was added to the household within the six months prior to move-in. The households will have 90 days and one additional 90-day extension to provide the SSN. This extension also applies to in-place households wishing to add a new family member under the age of 6 to the unit.
- Owners can streamline their verification options for households with fixed income (including SS, SSI, SSDI, pension plans, retirement benefit programs, etc.). Instead of obtaining third party verification for households with fixed incomes each year during recertifications, the owner may use a COLA or current rate of interest from a public source or tenant provided documentation. Every third year, the owner must obtain third party verification of all fixed income amounts. If COLA or current rate of interest information is not available, then owners must continue to obtain third party verification each year.

HUD issued **Housing Notice H 2016-05** on March 31, 2016. This notice addresses sanctions and the use of civil money penalties as tools to enforce the Department's commitment to tenant participation. This notice restates requirements issued previously through Notice H 2014-12 and

revises penalties for non-compliance. It also expands discussion of accessible meeting space and clarifies the role of HUD-initiated conciliation in resolving tenant complaints.

Upcoming Events

November 9-11, 2016

Quadel - Assisted Housing Manager
Minnesota Multi Housing Association
Bloomington, MN

For more information and to register, visit

http://www.mmha.com/Portals/33/docs/Class%20Registration%20Forms/AHM_Flyer_2016.pdf?ver=2016-08-11-161511-257

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.