

November 2018 General Management Review Discussion Points:

- **TRACS Release 2.0.3.A Revised Implementation Schedule**
HUD has announced a revised implementation schedule for the release of TRACS version 2.0.3.A. TRACS 2.0.3.A will be implemented over five months beginning February 1, 2019 through June 30, 2019. For more information, please refer to HUD's TRACS website at:
https://www.hud.gov/sites/dfiles/Housing/documents/TRACS_Release_203A_Notification.pdf
- **Social Security Administration (SSA) announces 2019 Cost-Of-Living Adjustment (COLA)**
SSA has announced that Social Security and Supplemental Security Income (SSI) benefits will increase 2.8 percent in 2019. For guidance on applying the COLA to 2019 annual recertifications, please refer to HUD Handbook 4350.3 Par. 9-6.
- **Coming Soon – New Online Tool for Submitting PBCA Documents to Minnesota Housing**
Minnesota Housing will use a new online tool called Box.com for submitting and receiving documents to and from PBCA staff. Watch for it in 2019!
- The Minneapolis HUD office has moved! As of July 23, 2018 HUD's new address is:
212 3rd Avenue South, Suite 150
Minneapolis, MN 55401
****Owner/Agents must update the first box on the form HUD-9887 to reflect the new address for HUD****
- **Interim Final Rule on Streamlining Administrative Regulations and Implementing Family Income Reviews under the FAST Act**
On December 12, 2017, HUD published an interim final rule effective March 12, 2018 that amends the regulatory language for Public and Indian Housing (PIH) and multifamily housing rental assistance programs. The interim final rule implements FAST Act provisions, which allow public housing agencies (PHAs) and multifamily housing owners to do full income recertification for families with 90 percent or more of their income from fixed-income every three years instead of annually. This interim final rule also aligns the current regulatory flexibilities with those provided in the FAST Act by modifying the earlier streamlining regulations. You can read the interim final rule at <https://www.gpo.gov/fdsys/pkg/FR-2017-12-12/pdf/2017-26697.pdf>.

Besides streamlining fixed income stipulations, the interim final rule states that an owner may:

- Make utility reimbursements of \$45 or less per quarter (\$15 a month) on a quarterly basis.
- Accept family declaration of assets under \$5,000. Third-party verification of all family assets is required every three years.



When preparing for you Management and Occupancy Review you will need to print out the Income Targeting Report for your property. In order to comply with HUD regulations, make sure the date range of the report matches your property's **prior fiscal year**.

HUD Handbook 4350.3 Par. 4-5A:

For each project assisted under a contract for project-based Section 8 assistance, the owner must lease not less than 40% of the dwelling units (assisted under the contract) that become available for occupancy in any **project fiscal year** to extremely low-income families.



The Lead-Based Paint Disclosure form is not required if a property meets one of the exemptions listed in HUD Handbook 4350.3 Figure 6-5 (see below); however, many sites are continuing to utilize this form. If a property does utilize the form, it *must be completed correctly*. How the form is completed depends on the circumstances i.e., whether or not lead-testing was completed, if site was found lead-free, etc. Please contact your Housing Management Officer if you have questions regarding whether or not your property is required to use the Lead Based Paint Disclosure form.

***Figure 6-5*: Disclosure Rule Exemptions**

Residential structures built after January 1, 1978, are exempt from lead-based paint requirements because Congress banned the use of lead-based paint for residences after this date.

Rental property found to be lead-based paint free by a lead-based paint inspector certified under the federal certification program or under a federally accredited State or Tribal certification program is exempt.

Zero-room dwelling units, including single room occupancy (SRO) units, are exempt.

Housing specifically designated for the elderly or persons with disabilities is exempt, unless a child under age 6 resides or is expected to reside in the unit.

Short-term leases of 100 days or less when no lease renewal or extension can occur.

Upcoming 2019 Events:

February 6–8, 2019

LeadingAge Minnesota Institute & Expo

<https://www.leadingagemn.org/education-events/>

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