

December 2018 General Management Review Discussion Points:

- **Important EIV System Information**

On November 2, 2018, HUD sent out RHIP Listserv Posting #416. This Listserv announced that there will be a delay in the regularly scheduled computer matching with Health and Human Services (HHS)/National Data of New Hires (NDNH). As a result, Income Reports containing new hires, federal/non-federal wages, and unemployment data will not be updated in the Enterprise Income Verification (EIV) system during November and December 2018. However, Social Security related income and EIV Verification Reports data will not be affected. **Effective November 5, 2018, Owners/Agents (OA) must refer to Chapter 5-13 of [HUD Handbook 4350.3](#) for the hierarchy of acceptable forms of verification for the affected income data.** For compliance monitoring purposes, copies of EIV reports containing outdated data must be retained in accordance with Chapter 9-14 of [HUD Handbook 4350.3](#). A copy of this RHIP Listserv message should accompany the retained reports for explanatory purposes.

- **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 have a new online tool for submitting and receiving documents to and from PBCA staff. The new tool is called Box.com, watch for it 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 multifamily housing rental assistance programs. The interim final rule implements FASTAct provisions, which allows multifamily housing owners new recertification streamlining options. Please talk with your assigned Housing Management Officer for more information regarding the FastAct and Streamlining.



When preparing for your 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**.

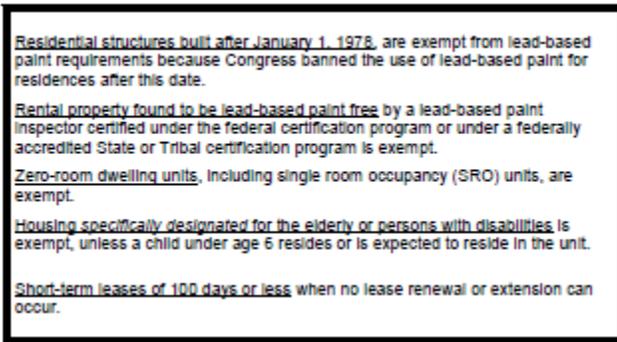
HUD Handbook 4350.3 Par. 4-5A:

*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**



Upcoming 2019 Events:

LeadingAge Minnesota **Institute & Expo**

February 6 – 8, 2019

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

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