

**April 2024 General Management Review Discussion Points:**

- **The majority of Minnesota Housing staff are teleworking. Please inform tenants that request contact info that phone and email are best contact and that in person meetings are available by appointment only.**
- **Onsite MORs-** Beginning with October 2023 MORs we can no longer offer remote MORs. If the guidance from HUD changes, we will share this information accordingly.
- **Housing Optimization Through Modernization Act (HOTMA)**  
Final Rule Effective Date & HOTMA Implementation All provisions for Multifamily Housing programs will become effective on January 1, 2024 with implementation by 1/1/2025. HUD issued **Notice H 2024-04** extending the deadline for PHA/MFH to have Tenant Selection Plans updated to include HOTMA provisions to May 31, 2024. HMOs are required to cite HOTMA findings as observations at this time. Please have a clear implementation plan available for the HMO to review on the day of the MOR to show them you understand the changes that are coming and when they are effective. There are a lot of changes to eligibility, rent calculations and guidelines therefore training staff is highly recommended. Here is a link to HUD's HOTMA website  
[https://www.hud.gov/program\\_offices/housing/mfh/hotma](https://www.hud.gov/program_offices/housing/mfh/hotma)
- **Energy and Water Benchmarking Service opportunity through HUD**  
HUD's Office of Multifamily Housing Program's new [energy and water benchmarking service](#) is available at no cost to owners of properties participating in eligible Multifamily project-based rental assistance programs. This new service is designed to help owners understand their energy and water usage and identify where they can make upgrades for the greatest cost savings. Contact us at [MFBenchmarking@HUD.gov](mailto:MFBenchmarking@HUD.gov) to participate or to get answers to your benchmarking questions.
- **Sending private data**  
Minnesota Housing utilizes the secure upload tool (Leapfile) to send any documents that may contain private data. Private data is not only things like social security numbers and dates of birth, it is also tenant addresses and other personally identifiable information. If you are sending anything to Minnesota Housing that contains private data, please send it via the secure upload tool. Each team of the PBCA division has a separate email address to send the files to:  
HMO: [PBCA-MOR.MHFA@state.mn.us](mailto:PBCA-MOR.MHFA@state.mn.us)  
HAP: [mhfa.hap@state.mn.us](mailto:mhfa.hap@state.mn.us)  
TRACS: [mhfa.tracs@state.mn.us](mailto:mhfa.tracs@state.mn.us)  
Please note, you do not need to set up an account. Click <https://mnhousing.leapfile.net/> then enter the RECIPIENT email (one of the above) to send or receive files.

## Secure Upload

Enter the email of the recipient for this transfer

**Recipient Email**  
PBCA-MOR.MHFA@state.mn.us

Start

- **Management and Occupancy Review (MOR) Final Rule: Risk-Based Monitoring Schedule**  
HUD released the final rule for the Risk-Based Monitoring Schedule for Management and Occupancy Reviews (MORs) in late June. The baseline year has now been set and the new RBM schedule will be followed (next MOR is set based on HUD Risk Rating and MOR score). We will continue to contact you in advance of your MOR for scheduling. Changes in Risk Rating, ownership or management may also affect your next MOR so we will not send information to you until we contact you for scheduling. Please aim to have files complete and organized at all times as changes in Risk Rating or O/A entity could trigger an MOR with less notice than you are accustomed to from us.

Another change that impacts MORs is that all recertifications dating back to the previous MOR will be reviewed now instead of only the most current full certification. Please make sure COMPLETE tenants files are made available for review during the MOR.

- **NSPIRE inspection calculator**  
HUD is providing a tool that will help property owners and agents calculate an **estimate** of their inspection score under the new National Standards for the Physical Inspection of Real Estate (NSPIRE) protocol. Give [the calculator](#) a try in the button below.
- **Legalization of Marijuana use**  
Governor Walz recently signed a bill making marijuana possession and usage legal for persons age 21 or older, in the state of MN as of August 1, 2023. Although many states have adopted this policy, The U.S. Department of Housing and Urban Development (HUD) has **NOT**. It will be important to inform tenants that the although the state allows this, the federal ruling supersedes and the use or possession of marijuana of any kind, is not allowed in any federally funded property. If you would like more information on HUD's ruling, please refer to [USEOFMARIJINMFASSISTPROPTY.PDF \(hud.gov\)](#).
- Minnesota Housing has a new website! Check it out <https://www.mnhousing.gov/>. Information that may be relevant to Property Managers is found here <https://www.mnhousing.gov/rental-housing/property-managers.html>.



For the purposes of reasonable accommodations, the definition of a person with disabilities is the definition defined for civil rights protections. However, to receive the program benefits of a person with disabilities, a tenant would have to meet the definition of disability for that specific property. For this reason, when someone is deemed disabled for purposes of a reasonable accommodation that does not automatically make them eligible for the program's definition of disabled, therefore there is a chance that they would not qualify for the \$400 allowance and medical expense deduction. When a reasonable accommodation is approved, it should be a trigger to seek verification on whether the tenant also meets the program definition of disabled.

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### **Training Opportunities:**

#### **Ross Business Development (RBD)**

<https://www.rbdnow.com/online-training>

#### **National Center for Housing Management (NCHM)**

<https://www.nchm.org/online-training/>

#### **Quadel**

<https://quadel.com/training-and-certification/online-training-calendar/>

#### **Minnesota Multi Housing Association (MHA)**

<https://www.mmha.com/Certifications>

<https://www.mmha.com/Online>

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**To view past issues of MOR Hot Topics, visit <https://www.mnhousing.gov/rental-housing/property-managers/section-8---811-contracts.html>.**