MINNESOTA HOUSING

MOR HOT TOPICS

November 2026 General Management Review Discussion Points:

- **HOTMA implementation date**
  HUD released notice HSGN-07.pdf on 11/2/2026 announcing that the HOTMA final rule compliance date has been extended to January 1, 2028.

- **HOTMA Partial Implementation**
  Owners may become fully compliant with HOTMA rules and regulations prior to January 1, 2028, by following the guidance outlined in the Rent_Override.pdf notice.

  Owners who implement only portions of must annotate tenant files with the following information:
  1. Which HOTMA provisions were implemented
  2. How the family's income, assets, and mandatory deductions were determined under the implemented HOTMA provisions; and
  3. If applicable, what the tenant rent would have been under the pre-HOTMA rules, and the HOTMA tenant rent amount that was entered using the "rent override" function.

  These requirements will be monitored during the management and occupancy review (MOR) process.

  HUD HOTMA FAQ Link

- **2027 COLA Increase**
  Social Security Announces 3.6 Percent Benefit Increase for 2027 | News | SSA.

- **Emergency Call Systems**
  HUD has made some revisions to the Emergency Call Systems Minimum Property Standards for certain property types. Please refer to 2026-06hsgn.pdf for further details.

- **Rent Roll**
  Please make sure to include a current rent roll when submitting your MOR documents, 14 business days prior to the MOR, via the secure upload as noted in the Addendum C.

- **Tenant Hotline**
  When residents ask for contact information for Minnesota Housing, please provide them with our Tenant hotline phone number and email.

  - 651.297.3294
  - projectbasedsection8concerns.mhfa@state.mn.us.

- **Portfolio Assignments:** The following chart outlines who you should contact based on the property name. Please visit **Property Managers** for specific contact information for each Housing Management Officer (HMO).

Dave Cole	18th & Clinton Townhomes	thru	Carlson Crossing Townhomes (fka Cloverdale)
Matt Portnoe	Cascade Apartments	thru	Dublin Park Apartments
Jes Christiansen	DUNEDIN, MONTREAL CLEVELAND (St Paul RAD)	thru	Fieldcrest Townhomes aka Times Estates
John Tasto	Fontaine Towers	thru	Heritage Prairie
Toy LeMay	Hickory Ridge	thru	Lewis Park Apartments
Mark Freeman	Liberty Plaza	thru	Millpond Apartments
Darrin Pieper	Minnetonka Heights	thru	Northside Terrace Apartments
Kelby Alstad	Northway A & B	thru	Pokegama Hotel (aka PHB Apartments)
Stacy Lee	Prairie Estates	thru	Riverview Manor Apartments
Jes Christiansen	Robbins Landing	thru	Southview Terrace
Tori Plaisance	Spirit Lake Manor	thru	Walnut Place
Erin Koehler	Warroad Senior Living Center	thru	Zumbrota Towers

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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

US Housing Consultants
US Housing Consultants - Tax Credit & HUD compliance file audits

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