

**February 2022 General Management Review Discussion Points:**

- **For COVID-19 related information**, please refer to the [HUD Multifamily Housing Q and A](#) document and the [Minnesota Housing Guidance](#) document.
- **Social Security Increase for 2022**  
The Social Security Administration announced that Social Security and Supplemental Security Income (SSI) benefits will increase 5.9 percent in 2022. Information about Medicare changes for 2022, when announced, will be available at [www.medicare.gov](http://www.medicare.gov).

For Guidance on applying the COLA to 2022 annual recertifications, please refer to HUD Handbook 4350.3 Par. 9-6.

- **EIV**  
EIV system users are experiencing issues when attempting to view EIV reports for some or all their properties. Owner/Agents that are experiencing issues with viewing EIV should refer to HUD Handbook 4350.3, Par. 9-13 to determine when third-party verification is required and Par. 5-13 for the order of acceptable forms of verification. Copies of the EIV reports containing missing, duplicate, or discrepant data should be retained in accordance with HUD Handbook 4350.3 Par. 9-14 along with a note to file documenting the issue. HUD will notify users when these issues with the EIV system have been resolved.

**EIV TIPS:** Many are pulling just the EIV Income report without the Income Discrepancy report at the same time. The easiest way to do this is to “print all” when opening the tenant information in EIV. This will then print all pages without the worry of individually printing everything. We recommend pulling the EIV reports when meeting with households for recertification, that will ensure that it is pulled within 120 days of the recertification effective date. This practice will avoid situations where it was not run within 120.

- **HUD Interim Final Rule**  
On October 7, 2021, the U.S. Housing and Urban Development (HUD) published an interim final rule titled "[Extension of Time and Required Disclosures for Notification of Nonpayment of Rent](#)." This interim final rule went into effect on November 8, 2021. This interim final rule applies when, during national emergencies such as the COVID-19 pandemic, federal funding is available.

The rule has provisions where owners seeking to evict for nonpayment, must provide the tenants with information to access funds that are being made available related to the emergency. This rule also extends to the lease termination time period at least 30 days following the notification. The interim final rule does not require amending model leases to

reflect these provisions; however, it is recommended that housing providers update policies and procedures to reflect HUD's rule.

- **Special Claim Submissions – Coming Soon!**

Special claim submissions will soon go through Minnesota Housing's Property Online Reporting Tool (PORT). Look for additional information and training in the coming months with an expected release in the Spring of 2022.

- **MSA Special Diet**

On November 30, 2020, [HUD released a Memorandum](#) regarding the treatment of benefits received through the Minnesota Supplementary Assistance Program (MSA) that are provided for "medically prescribed diets if the cost of such dietary needs cannot be met through some other maintenance benefit". **This exclusion applies to allotments specific for the cost of medical expenses, which is often referred to as a special diet allowance.** Owners should pay close attention in identifying the purpose of the MSA payments.

Because Minnesota makes MSA special diet allowance available specifically for the cost of state determined medical expenses, HUD has determined that the MSA special diet allowance meets the income exclusion found in HUD Handbook 4350.3 Exhibit 5-1, Income Exclusions (4):

- Amounts received by the family that are specifically for, or in reimbursement of, the cost of medical expenses for any family member.

HUD instructs owners to exclude this MSA special diet benefit from income calculations. Corrections to certifications performed on or after July 24, 2019, the date the original MSA guidance was issued, should be made for all existing residents impacted by the Memorandum. Owners may make corrections during the tenant's next certification or at the tenant's request, whichever comes first, however the income calculations must include a [lookback to July 24, 2019](#). Any underpaid subsidy will be credited to the tenant.

- **Tenant Selection Plan (TSP) Checklist and Help Text**

Beginning with projects selected from the 2020 Consolidated RFP, external partners will upload completed TSP checklists along with their draft TSP to the Multifamily Customer Portal in the pre-construction due diligence item "Tenant Selection Plan and Screening Criteria." Minnesota Housing staff reviewing draft TSP's will then use the completed checklist to inform their review of the TSP.

The [TSP checklist](#), [help text](#), and a [recorded training](#) outline this new due diligence component and include details related to implementation. Minnesota Housing staff will be available to help external partners transition to this new process, but all materials, including the TSP Guidelines and up-to-date information about this tool, are available on our [Tenant Selection Plan webpage](#).

**Questions?** Please reach out to [Sara Gomoll](#) with any questions you might have about the use of this checklist tool.

Did you know?

When auditing tenant files, HUD and Contract Administrators are monitoring and watching for unauthorized bypassing of tenant waiting lists. Auditors are watching for situations where tenants were moved into units and become head of household without previously being placed on established waiting lists. Owner/Agents will want to make sure households are not inappropriately expanded and that leases are only transferred to remaining household members under appropriate circumstances. Please refer to HUD Handbook 4350.3 Par. 3-9D.4 for information about circumstances when tenants must provide Social Security Numbers when adding new household members to an existing household. Chapter 3, Section 3 provides information on verification of eligibility factors and Par. 7-11 and Par. 7-12 provide instructions regarding processing interim recertifications and the required verification for new family members income and related expenses.

Did you know?

Cash apps require due diligence to determine how they work and are used. Previously, the most common types of cash apps were only linked to bank accounts or credit cards and used to securely transfer payments from one party to another. In those cases, you would not include it as an asset since any monies are transferred directly to the bank account which is already included on the 50059. Currently there are new versions and types of applications that are becoming more popular, such as Chime or One Spend that are more like an online banking institution which allow its customers the option to have a type of checking account (aka spending account) or a type of savings account. Any of these types of accounts will require further verification and/or clarification. If the account acts like a checking account, you will be required to calculate an average 6 month balance and verify if the account collects any interest or other types of income. If the account acts like a savings account, you would be required to identify the current balance and and verify if the account collects any interest or other types of income. Supporting documentation will be required to be present in a tenant file to show the due diligence has been completed.

Did you know?

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.

### **Upcoming 2022 Events:**

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

#### **Working Together Conference and Product Show – April 13<sup>th</sup> and 14<sup>th</sup>, 2022**

<https://www.mmha.com/Education/Education-Calendar>

Earle Brown Heritage Center – Brooklyn Park, MN

**Other upcoming MHA conferences:** <https://www.mmha.com/Events/Calendar-of-Events>

- Building Bridges Conference/Products Show – May 12, 2022 - Duluth, MN
- Shaping the Future Conference/Products Show – June 9, 2022 – The Park Event Center - Waite Park, MN
- Building Communities Conference/Products Show – September 22, 2022 – Wood Lake Meeting Center - Rochester, MN
- Shaping the Industry Conference/Products Show – October 13, 2022 – Courtyard by Marriott – Mankato, MN
- Changing the Game Conference/Products Show – November 16, 2022 – St. Paul River Centre – St. Paul, MN

### **Online Training Opportunities:**

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

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

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

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

#### **Quadel**

Various trainings available.

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

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

Various training and certification programs available.

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

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

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**To view past issues of MOR Hot Topics, visit [www.mnhousing.gov/multifamily/section8](http://www.mnhousing.gov/multifamily/section8).**