December 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.

- <mark>**PBCA HMO's are resuming physical inspections of occupied units effective July 1, 2022.**</mark> If you are scheduled for an MOR July 1, 2022 or after, you will receive more information from your HMO about safety protocols and tenants' rights during the scheduling process.

- **Social Security Increase for 2022**
  The Social Security Administration announced that Social Security and Supplemental Security Income (SSI) benefits will increase 8.7 percent in 2023. Information about Medicare changes for 2023, when announced, will be available at www.medicare.gov.

  Please note that if a family's income for 2022 is equal to or more than $2300, the 8.7% COLA will cause an increase of $200.01 or more per month which will require the need for an Interim Recertification (IR). For additional guidance on applying the COLA to 2023 annual recertifications, please refer to HUD Handbook 4350.3 Par. 9-6.

- [**Management and Occupancy Review (MOR) Rule and Notice**](#): **Risk-Based Monitoring Schedule**
  HUD released the final rule for the Risk-Based Monitoring Schedule for Management and Occupancy Reviews (MORs) in late June. Minnesota Housing is currently seeking clarification on several portions of this rule that will help determine implementation of the new schedule. Please watch for updates from Minnesota Housing and/or your Housing Management Officer(s) regarding any clarifications on the rule or changes to the current MOR schedule in place.

- **Affordable Connectivity Program**

  The benefit provides a **discount of up to $30 per month** toward internet service for eligible households and **up to $75 per month for households on qualifying Tribal lands.** Eligible households can also receive a **one-time discount of up to $100 to purchase a laptop, desktop computer, or tablet** from participating providers if they contribute more than $10 and less than $50 toward the purchase price. The Affordable Connectivity Program is limited to one monthly service discount and one device discount per household.

  How Does an Eligible Household Enroll in the Program?
  There are two steps to enrolling in the ACP:
  1. Complete and submit an online or mail-in application available at ACPBenefit.org.

2. Contact a participating provider to select an internet plan and have the ACP discount applied.

- **New HUD Notice H 2022-01**
On January 31, 2022, HUD issued [HUD Notice H 2022-01](#), announcing that HUD will enforce the requirements instituted by Congress requiring that all in HUD-assisted properties comply with the [International Fire Code (IFC) 2018](#) standards on the installation of CO alarms or detectors by December 27, 2022.

  Additionally, this notice identifies resources for the types of devices to install, ideal placement, maintenance and monitoring and is applicable to housing with fuel-fired/burning appliance(s) or an attached garage.

- **REAC Inspections during COVID – Tenant's Right to Decline Inspection**
Residents should communicate any health or related concerns with the property representative. Should the tenant opt to decline entry, the inspector will work with the property to select an alternate unit. If a tenant communicates their request to deny REAC inspection, please try to communicate this at the 28, 14, and 2-day notification intervals. Full details are available on the [Updated REAC during COVID flyer](#).

- **Special Claim Submissions**
In July, the Special Claims submission process was launched via Minnesota Housing's Multifamily customer Portal (Portal). Training materials are available on our website:

  [Special Claims User Guide- Step-by-step instructions for Special Claims](#)

  [Special Claims in the Portal Tutorial- Video training with step-by-step instructions](#)

  Owners/Agents should now only be submitting their claims through this system. If there are questions regarding the set up process please email mhfa.app@state.mn.us for assistance. For questions regarding your Special Claims submissions, contract your assigned TRACS Data Analyst.

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 dillegence has been completed.

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 Events:

LeadingAge Institute: February 8-10, 2023 https://www.leadingagemn.org/education-events/institute/

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

To view past issues of MOR Hot Topics, visit www.mnhousing.gov/multifamily/section8.