

**June 2016 General Management Review Discussion Points:**

- March 8, 2016, HUD released a new Federal Register Notice entitled **Streamlining Administrative Regulations for Public Housing, Housing Choice Voucher, Multifamily Housing, and Community Planning and Development Programs**. Changes are effective April 7, 2016. Two key changes from this Final Rule are:
  - HUD has updated the rule regarding verification of Social Security Numbers for children under the age of 6 years. The old rule required all members of an applicant household that had an assigned social security number, to provide acceptable documentation of that number prior to move in. If any member who was required to provide verification was unable to do so, the entire household was not permitted to move in. The new rule allows owners to accept and allow to move in applicant households which include an applicant family member who is under the age of 6 and who cannot provide a Social Security Number (SSN), provided the child was added to the household within the last six months prior to move-in. The households will have 90 days and one additional 90 day extension to provide the SSN. This is the same extension timeframe allotted to in-place households wishing to add a new member, under the age of 6, to the unit.
  - The new rule allows owners to streamline their verification options for households with fixed income (fixed income sources include SS, SSI, SSDI, pension plans, retirement benefit programs, etc.). Instead of obtaining third party verification for households with fixed incomes each year during recertifications, the owner may use a COLA or current rate of interest from a public source or tenant provided documentation. Every third year, the owner must obtain third party verification of all fixed income amounts. If COLA or current rate of interest information is not available, then owners must continue to obtain third party verification each year.
- HUD issued **Housing Notice H 2016-05** on March 31, 2016. This Notice addresses sanctions and the use of civil money penalties as tools to enforce the Department's commitment to tenant participation. This notice restates requirements issued previously through Notice H 2014-12 and revises penalties for non-compliance. In addition, the notice expands discussion of accessible meeting space and clarifies the role of HUD-initiated conciliation in resolving tenant complaints.
- HUD recently released a new version of **HUD Form 92006 Supplement to Application for Federally Assisted Housing**. This new form has an expiration date of 2/28/2019. A copy of HUD Form 92006 must be attached to application/pre-applications. Owner and agents may not wait until move-in to obtain a copy of the form. Forms that have already been completed by applicants and residents **do not have to be replaced**. To access the form, visit [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/administration/hudclips/forms/hud9](http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/forms/hud9) and scroll down to form HUD-92006.
- **The following notice was posted to RHIP Listserv on March 17, 2016:**

“We have been advised by HUD's Real Estate Assessment Center (REAC) that the regularly scheduled computer matching with HHS for March 2016 will not occur as scheduled. **This means the EIV system will not be updated with new hire, wage, or unemployment benefit information.** Our last monthly match and the quarterly match both occurred on February 29, 2016. There will be a gap regarding the March 2016 match. O/As should perform third party verifications as done previous to the implementation of EIV for these income sources until notice is sent advising the computer matching with HHS has resumed. Social Security income information will not be affected. Please document the tenant files that have been

affected by this outage (an example of acceptable documentation would be to include a copy of this RHIP Listserv message in the tenant file). We apologize for this inconvenience.”

- HUD recently released a new version of **HUD Form 91067 Lease Addendum - Violence Against Women and Justice Department Reauthorization Act of 2005**. This new lease addendum has an expiration date of 6/30/2017. If you are using a version of the HUD Form 91067 with an expiration date, the new expiration date of 6/30/2017 must be on any VAWA Addendums going forward. To access the form, visit [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/administration/hudclips/forms/hud9](http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/forms/hud9) and scroll down to form HUD-91067.
- HUD issued **Housing Notice H 2015-12** on November 18, 2015. With the issuance of this notice, tuition will now be defined in the same manner in which the Department of Education defines "tuition and fees". In implementing the amended definition of tuition (for section 8 programs only), Owner/Agents must include amounts of financial assistance an individual receives in excess of tuition **and other required fees and charges** when determining annual income, except for a person over the age of 23 with dependent children. Examples of required fees include, but are not limited to, writing and science lab fees and fees specific to the student's major or program (i.e., nursing program).
- HUD issued **Housing Notice H2015-10** on November 2, 2015. The purpose of this Notice is to inform owners of federally-assisted housing that arrest records may not be the basis for denying admission, terminating assistance or evicting tenants. HUD has determined that the fact that an individual was arrested is not evidence that he or she has engaged in criminal activity. Accordingly, the fact that there has been an arrest for a crime is not a basis for denial of admission, termination of assistance, or eviction. Although a record of arrest(s) may not be used to deny a housing opportunity, owners may make an adverse housing decision based on the conduct underlying an arrest if the conduct indicates that the individual is not suitable for tenancy and the owner has sufficient evidence other than the arrest that the individual engaged in the conduct. The conduct, not the arrest, is what is relevant for admissions and tenancy decisions.
- Minnesota Housing is looking for owners with properties who will partner with us to create integrated, supportive housing options for people with disabilities through HUD's Section 811 Rental Assistance Program. If you are interested, please ask your HMO for an 811 informational flyer.

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**Upcoming 2016 Events:**

June 9, 2016

Central MN Multi-Housing Association (CMMHA) Conference

St. Cloud Holiday Inn

For more information and to register, visit [www.mmha.com](http://www.mmha.com).

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

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