



April 2017 General Management Review Discussion Points:

HUD will be transitioning from TRACS 202D to 203A. The transition will begin on August 1, 2017 and will end on October 31, 2017. If you have not transitioned to TRACS 203A by November 1, 2017, your TRACS files will not be received. The tracking of Repayment Agreements in TRACS 203A is an important change. Minnesota Housing TRACS data analysts will work with properties that have repayment agreements to reconcile them before the transition to TRACS 203A. Site and Minnesota Housing TRACS repayment agreement information must be reconciled before the transition to TRACS 203A begins. More information about TRACS 203A can be found by visiting https://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/trx/trxsum

There is a new Fair Housing resource guide that provides a data based tool, the Affirmative Marketing Toolkit that will assist customers in completing the majority of their Affordable Fair Housing Marketing Plan (HUD form 935.2A). This resource can be found at www.fairhousingmn.org/providers/toolkit.

In an effort to monitor underutilization of subsidy in our Section 8 portfolios, Minnesota Housing will be contacting owner/agents when a property has been identified as having a 10% or higher vacancy rate. Minnesota Housing may request that the owner/agent provide the following: current advertising, a copy of the waiting list, rejected applicant information, unit turn information and documentation to show compliance with the property's Affirmative Fair Housing Marketing Plan. Please contact your Housing Management Officer if you have any questions.

The Federal Version of the Cyber Awareness Challenge that EIV coordinators and users were previously required to complete has been removed from the website. Going forward, you should complete the Cyber Awareness Challenge for **Department of Defense Employees**.

The new version can be found at <http://iase.disa.mil/eta/Pages/index.aspx>. From this website, choose 'CyberAwareness Challenge' (Version 4.0 updated in August 2016) then choose 'Start/Continue Cyber Awareness Challenge' under the Department of Defense Employees section.

A new Resident Rights and Responsibilities brochure is posted on HUD's website at http://portal.hud.gov/hudportal/documents/huddoc?id=DOC_12162.pdf. The old version is also available on HUD's website and owner/agents may use either version until further notice from HUD. HUD will notify owners/agents by sending a RHIP listserv when the new version has been approved for GPO printing. In the meantime, owners/agents will need to print their own copies if using the newer version.

HUD has issued guidance on adopting a homeless admissions preference in multifamily properties that receive HUD project-based subsidies. To encourage property owners to adopt the preference,

new resources are now available online. You can find homelessness assistance resources for Multifamily Housing owners and managers on HUD Exchange at <https://www.hudexchange.info/homelessness-assistance/multifamily-housing-owners-managers/#assisted-multifamily-housing-owners-and-managers>

Social Security Announces 0.3% COLA increase. Monthly Social Security and Supplemental Security Income benefits will increase in 2017. Visit www.ssa.gov for additional information.

On March 8, 2016, HUD released their final rule titled "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 the final rule: HUD has updated the rule regarding verification of Social Security numbers for children under the age of 6 years. Owners may accept and allow move-in of applicant households that include a family member under the age of 6 who cannot provide a Social Security Number (SSN), if the child was added to the household within the six months prior to move-in. The households will have 90 days and one additional 90-day extension to provide the SSN. This extension also applies to in-place households wishing to add a new family member under the age of 6 to the unit.

Owners can streamline their verification options for households with fixed income (including SS, SSI, SSDI, pension plans, retirement benefit programs, etc.). Instead of obtaining third party verification for households with fixed incomes each year during recertification's, 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.

Upcoming 2017 Events:

Working Together Conference

April 18-19, 2017, Earle Brown Heritage Center – Brooklyn Park
<http://www.mmha.com/2017-Working-Together-Conference>

17th Annual Central Minnesota Multi Housing Association Conference and Products Show
June 8, 2017, Holiday Inn and Suites - St. Cloud
<http://www.mmha.com/GREATER-MN>

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