

July 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 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 and scroll down to form HUD-91067.
- 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.

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

Property Specific Management Review Discussion Points:

<p>HMO Reminder: Please use MOR info report and/or iREMS printouts to confirm owner, management agent and MOR contact person (if different from owner and management agent) email addresses. Return to PBCA Housing Technician so she can complete O/A change process.</p>
