



Asset Management Notice

To: All Owners and Managers

Notice # 2023.10

From: Bob Conroy, Director of Asset Management

Issued: 10/6/2023

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I. Upcoming Live Seminar C3P Tax Credit

Spectrum Compliance is offering a two-day seminar to become a Certified Credit Compliance Professional (C3P) for Low Income Housing Tax Credit (LIHTC). The seminar is being held at the Clarion Hotel in Portland, Maine on November 14-15, 2023. A Certification exam will be available online upon successful completion of this seminar.

The training will include income-averaging set-aside and HOTMA updates. To view the full C3P Agenda and details about how to register follow the provided link below.

[C3P Tax Credit Live-New England Regional Portland, ME](#)

II. National Standards for the Physical Inspection of Real Estate (NSPIRE) Delayed.

On 9/18/2023, Housing and Urban Development (HUD) issued a Notice extending the compliance date for HUD's NSPIRE standards until October 1, 2024 to provide jurisdictions, participants, and grantees additional time to incorporate the new standards. The notice is located at www.federalregister.gov or by following the provided link below.

HUD issued an additional notice on 9/28/2023 to include an extension for HCV, PBV, and CPD programs until 10/1/2024. See the second link below for additional details.

[NSPIRE Notice 9/18/2023](#)

[*NSPIRE Notice 9/28/2023](#)



III. Maine Real Estate Manager's Association (MREMA) Educational Conference

Maine Real Estate Manager's Association is hosting their 2023 MREMA Educational Conference on Monday October 23rd and Tuesday the 24th, with a game night competition planned for those that wish to arrive the evening before the conference begins. There will be additional opportunities planned to network during the course of the two day conference.

There are three different tracks to choose from each day. Registration is open and details can be found by following the provided link below.

[2023 MREMA Educational Conference](#)

IV. Funding Navigator Tool Available on HUD Exchange

HUD recently released a Funding Navigator Tool available on the HUD Exchange website. The Building for the Future Funding Navigator tool provides a list of open and upcoming opportunities based upon 7 search criteria that include - Project Type, Project Subtype, Audience, States and Territories, Funding Type, Funding Stage and a search by keyword. Search results will include information about funding status and how to apply. To access the Funding Navigator Tool directly click on the provided link below.

[Funding Navigator Tool](#)

Attachments:

- What's The Scoop - Asset Management Multifamily Scoop

Please note that MaineHousing provides notices as a service to our partners. Notices are not intended to replace ongoing training and do not encompass all compliance and regulatory changes that may occur on the wide arrange of housing programs in which we work. MaineHousing recommends partners establish an ongoing training program for their staff.

MaineHousing does not discriminate on the basis of race, color, religion, sex or gender, sexual orientation, gender identity or expression, national origin, ancestry, disability, age, marital status or receipt of public assistance in the admission or access to or treatment in its programs and activities. In employment, MaineHousing does not discriminate on the basis of race, color, religion, sex or gender, sexual orientation, gender identity or expression, national origin, ancestry, age, disability or genetic information. MaineHousing will provide appropriate communication auxiliary aids and services upon sufficient notice. MaineHousing will also provide this document in alternative formats upon sufficient notice. MaineHousing has designated the following person responsible for coordinating compliance with applicable federal and state nondiscrimination requirements and addressing grievances: Lauren Bustard, Maine State Housing Authority, 26 Edison Drive, Augusta, Maine 04330, Telephone Number 1-800-452-4668 (voice in state only), (207) 626-4600 (voice) or Maine Relay 711.



October 2023

Asset Management Multifamily Scoop

HOTMA

HUD issued the following [Notice H 2023-10](#) which offers implementation guidance with regards to the anticipated effective date of the Housing Opportunity through Modernization Act (HOTMA) provisions which are required to be implemented no later than January 1, 2025. Per Section 6.2 Multifamily owners must update their Tenant Selection Plans and EIV policies and procedures to reflect HOTMA rules and discretionary policies no later than March 31, 2024 as a reminder updated policies should be sent to your Asset Manager prior to implementation.

Owner/agents are encouraged to read the latest notice in its entirety as it offers more detailed information. HUD has made several resources available for stakeholders about the implementation of HOTMA, and has announced further resources:

[Notice H 2023-10](#)

HOTMA Webpage:

https://www.hud.gov/program_offices/housing/mfh/hotma

Key HOTMA Changes to Multifamily Housing Programs:

https://www.hud.gov/sites/dfiles/Housing/documents/HOTMA_One_pager.pdf

HUD 52670

The PBCA team has received feedback asking why we are requesting to view the signed HUD 52670 owner agents maintain in their files, when these are sent and signed electronically. We understand these are sent electronically, however the MAT User Guide TRACS Release 2.0.2.D Section 7.12.A.2 indicates a paper copy of form HUD-52670, *Housing Owner's Certification and Application for Housing Assistance Payments*, generated by the owner's TRACS software, bearing an original signature and consistent with the corresponding electronic transmission, must be kept on file by the owner for each monthly subsidy period the owner receives assistance payments.

It is helpful for our staff to view the monthly submissions as it allows us to easily determine if the HUD 50059 that we are auditing matches the submission that went to TRACS and what HUD paid on behalf of the tenant.

Training

Maine Housing is working with MREMA to offer various Section 8 trainings. More information will be coming soon.

Criminal Screening HUD Recommendations

In March 2022, President Biden declared April as “Second Chance Month” and issued a proclamation affirming the importance of helping previously incarcerated individuals reenter society. Shortly thereafter, HUD Secretary Marcia L. Fudge released a memo reiterating the importance of responsible and equitable administration of criminal screening policies. HUD elaborated on the memorandum on June 10, 2022, releasing guidance outlining the ways in which criminal screenings have, at times, potentially violated the Fair Housing Act and the impact the policies have had on certain populations. HUD encourages housing providers to examine their own criminal screening policies in order to ensure that individuals with a criminal background are not unfairly discriminated against.

President Biden’s Second Chance Month Proclamation:

[A Proclamation on Second Chance Month, 2022 | The White House](#)

Secretary Fudge’s April 2022 Memo:

[Memo on Criminal Records.pdf \(hud.gov\)](#)

HUD’s June 2022 Memo on Implementation of Criminal Screening Guidance:

[Assistant Secretary for Fair Housing and Equal Opportunity \(hud.gov\)](#)

Risk Work Plan

With the new risk rating model not all properties are reviewed annually. The Asset Management Team has updated our work plan. We will be working as teams to conduct reviews and site visits. As a result you may communicate with several different Asset Managers. Rest assured your lead contact has not changed for your day to day matters and tenant contacts.