



Multifamily Housing Partnership Updates – January 26, 2023

MFH Leadership Updates



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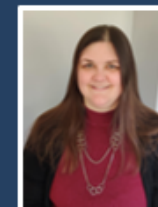
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2023 Budget



Asset Management Division

MFH Temporary Exception to Tenant Recertification Requirements

On December 6, 2022, Rural Development published a Notice in the Federal Register announcing a temporary exception to the tenant income recertification requirements for the Section 515 Rural Rental Housing (RRH) Program and Section 514 Off-Farm Labor Housing (FLH) Program. **The Agency is temporarily waiving the interim income recertification requirement for tenants whose monthly household income has increased by more than \$100 but less than \$200. During the period of time this waiver is in place, tenants will not be required to process a tenant certification form unless their household income changes by \$200 or more per month.** This temporary waiver will be effective through calendar year 2023, expiring on December 31, 2023.

- ❖ *A copy of the GovDelivery notice and the Federal Register notice **must be provided to all tenants and must be posted in property common areas.***

Multifamily Housing



December 8, 2022

Multifamily Stakeholders,

On October 13, 2022, the Social Security Administration announced an 8.7% increase in Social Security and Supplemental Security Income (SSI) benefits for 2023. They estimated that this adjustment will result in an average Social Security benefit increase of \$140 per month in January 2023. This amount of benefit increase would require interim income recertifications for a significant number of tenants in the Rural Housing Service Multifamily portfolio, creating substantial administrative burden for property owners and management agents. Accordingly, on October 27, 2022, we issued an interim GovDelivery requesting owners and management agents to hold processing and submission of interim recertifications for Social Security recipients until further Federal Register Notice.

On December 6, 2022, Rural Development published a Notice in the Federal Register announcing a temporary exception to the tenant income recertification requirements for the Section 515 Rural Rental Housing (RRH) Program and Section 514 Off-Farm Labor Housing (FLH) Program. **The Agency is temporarily waiving the interim income recertification requirement for tenants whose monthly household income has increased by more than \$100 but less than \$200. During the period of time this waiver is in place, tenants will not be required to process a tenant certification form unless their household income changes by \$200 or more per month.** This temporary waiver will be effective through calendar year 2023, expiring on December 31, 2023.

This temporary waiver does not apply to or change the requirements for annual renewal certifications. This temporary waiver also does not change the requirement for owners and management agents to process an interim recertification if the tenant requests one for an income change of \$50 or more.


Asset Management Division

➤ Multifamily Housing Physical Inspection Pilot Program (MPIPP) Update

- Tribal1/BISCO is contracted to perform 1075 inspections in 2023.
- Inspections started in December and will be completed in August.
- Borrower gets 28 days notice of inspection, two follow up reminders from inspector with instructions about how to prepare.
- 53 inspections have been completed/approved to date, more pending.
- Assigned MFH staff will follow up with any findings to be corrected.
- Questions – please contact assigned FOD staff or Brandt.Witte@udsa.gov.

Asset Management Division

- Biden-Harris Administration Announces New Actions to Protect Renter and Promote Rental Affordability – GovDelivery dated 1/25/2023
- Read the full White House [Fact Sheet](#) to learn more.

 **USDA Rural Development**
U.S. DEPARTMENT OF AGRICULTURE

Together, America Prospers

Biden-Harris Administration Announces New Actions to Protect Renters and Promote Rental Affordability

Fact Sheet and Blueprint for a Renters Bill of Rights released

Today, the Biden-Harris Administration announced new measures to increase housing fairness and rental affordability. The [Blueprint for a Renters Bill of Rights](#) was also released today and outlines practices by the federal government, state and local partners, and the private sector to protect tenant rights.

“USDA is proud of the tremendous interagency effort that contributed to the creation of this Blueprint for a Renters Bill of Rights which will improve the quality of life for many living within 44 million rental households,” said Agriculture Secretary Tom Vilsack. “Our Rural Housing Service is committed to advancing the Biden-Harris Administration’s actions to protect and educate renters, strengthen tenant protections, and address the increasing market challenges that impact housing affordability and availability across Rural America.”

Read the full White House [Fact Sheet](#) to learn more.

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MFH Field Operations Division – Regional Directors



Eric Siebens

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Byron Waters

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Becki Meyer

Western Regional Director
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Field Operations Division

➤ Budgets

- FY 2022
 - Budgets Reviewed – 11,033
 - Approved – 98%
 - Denied – 2%
 - Outstanding (Over 60 Days) – 478 (as of 1/25/2022)
- FY 2023
 - Budgets Reviewed – 11,278
 - Approved – 99%
 - Denied – 1%
 - Outstanding (Over 60 Days) – 233 (as of 1/25/2023)

Field Operations Division

➤ Rent Changes

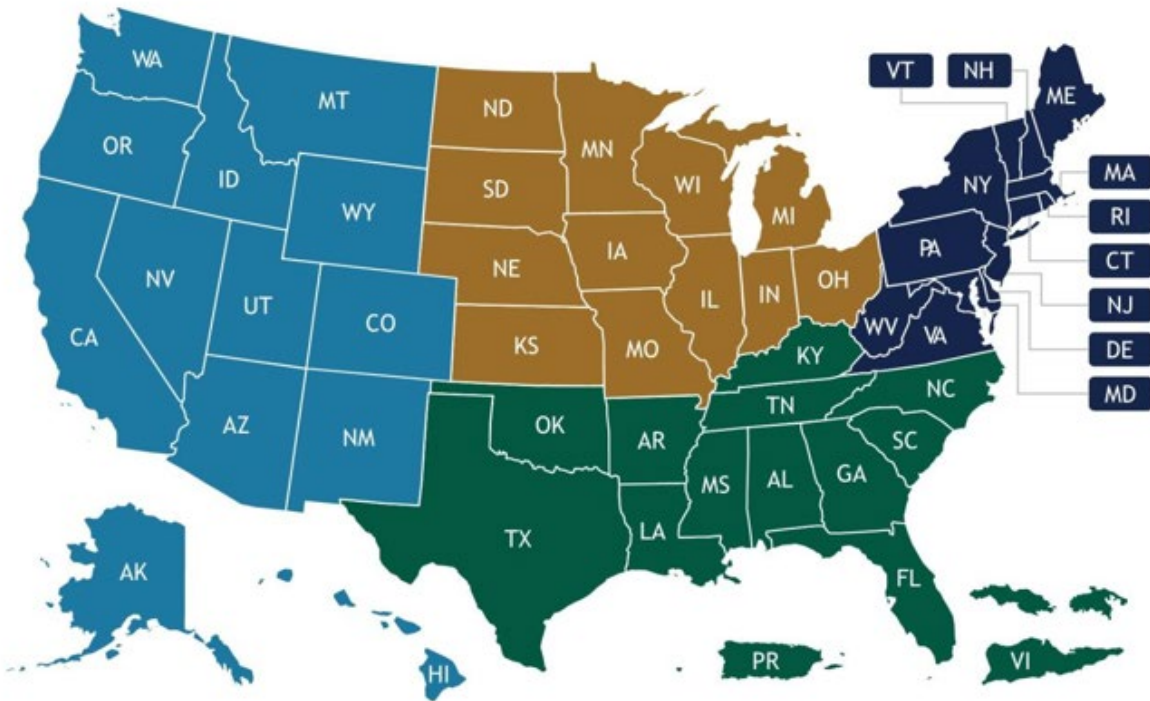
- FY 2022
 - Rent Changes – 78.6%
 - Greater than \$25 – 48.2%
 - Average Rent Change – \$28.25
- FY 2023
 - Rent Changes – 89.6%
 - Greater than \$25 – 80.4%
 - Average Rent Change – \$54.30

Field Operations Division

- Leadership Meeting Outcomes
 - Stronger Owner/Agent Partnership
 - Increased collaboration with other MFH Divisions
 - Portfolio Management
 - Customer Service

Field Operations Division

➤ Electronic Submission of Documents



The four regions and the contact information for each region follows:

Western Region
MFHFODWest@usda.gov
AK, AZ, CA, CO, HI, ID, MT, NM, NV, OR, UT, WA, WY

Midwest Region
MFHFODMidwest@usda.gov
IA, IL, IN, KS, MI, MN, MO, ND, NE, OH, SD, WI

Southern Region
MFHFODSouth@usda.gov
AL, AR, FL, GA, KY, LA, MS, NC, OK, PR, SC, TN, TX, VI

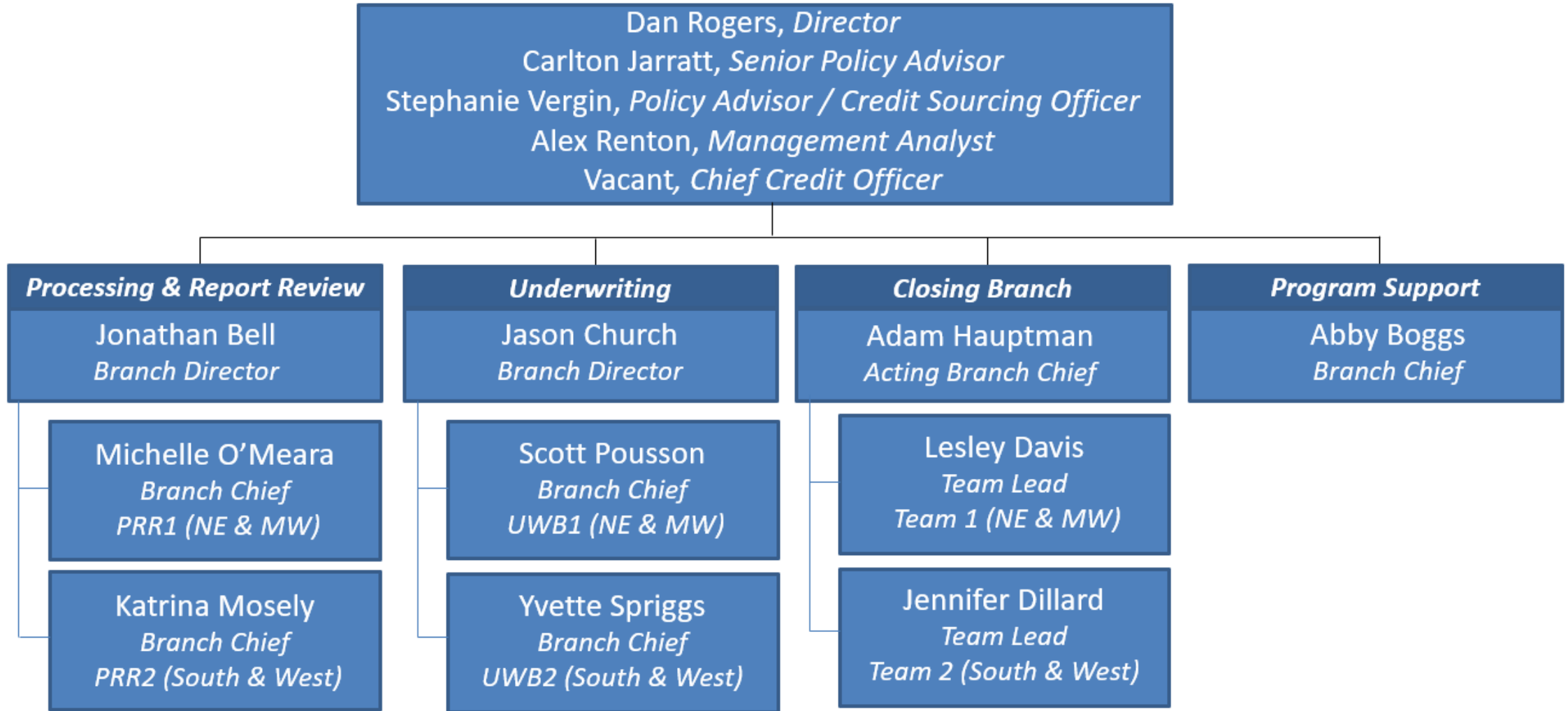
Northeast Region
MFHFODNortheast@usda.gov
CT, DE, MA, MD, ME, NH, NJ, NY, PA, RI, VA, VT, WV

Field Operations Division

➤ SAM Registration Helpful Links:

- [SAM.gov](https://sam.gov)
- [What documentation do I need to validate my entity?](#)
- [How do I check the status of any entity registration or Unique Entity ID assignment in SAM.gov?](#)
- [SAM.gov Entity Validation Presentation Slides](#)

Production & Preservation (P2) Leadership Team



Status of Production & Preservation (P2) NOFAs & NOSAs

NOSA / NOFA	Status
SuperNOSA Funding Round <ul style="list-style-type: none">• Section 515 Preservation• Multifamily Preservation & Rehabilitation (MPR)• FLH New Construction & Preservation• Subsequent Loans	Anticipated April 2023 Industry Listening Session: February 8, 2023
Technical Assistance NOFA Funding Round	Anticipated April 2023 Industry Listening Session: February 9, 2023
538 Guaranteed NOSA Update (rolling applications)	Anticipated March 2023 Industry Listening Session: February 7, 2023 Handbook Updates

Note: GovDelivery will soon be issued on how to submit applications for Section 515 Subsequent Loans

MFH Simple Transfer Pilot Program

- Published in the [Federal Register](#) on December 9, 2022:
- Goal: Reduce transfer application requirements for properties that meet certain requirements and encourage preservation activity by offering three additional transfer options:
 - Option 1: Simple Transfer with Expedited Ownership Change Required
 - Option 2: Simple Transfer with Rehabilitation
 - Option 3: Simple Transfer with Future Rehabilitation/Recapitalization Plan (Two-Step Transfer)

MFH Simple Transfer Pilot Program

- Following the launch in December, the pilot program is off to a great start with strong interest from customers.
- Interested borrowers should contact the assigned FOD specialist to request a consultation call. To find the FOD specialist, visit [this link](#) and select the file under the heading **Multifamily Housing 514 & 515 Property Assignments**. The specialist is listed in the column “Assigned To.”
- Reminder: Standard transfers will continue to be referred to the appropriate Processing and Report Review Branch in the MFH Production and Preservation Division.

Helpful Links, Information, and Contact

- For additional program information, please visit the MFH Programs homepage at:

[Multifamily Housing Programs | Rural Development \(usda.gov\)](#)

- For questions, comments, and feedback please contact Dan Rogers, Director of Production & Preservation at:

Daniel.Rogers2@USDA.gov

Stephanie.Vergin@usda.gov

GovDelivery

What is GovDelivery?

GovDelivery is a marketing platform and communications cloud custom-built for government. It allows USDA Rural Development Multifamily Housing to easily provide program updates to our partners across the country via email.

We will be using **GovDelivery** for all general Multifamily Housing updates.

To ensure you are receiving these updates, please sign-up for GovDelivery at <https://public.govdelivery.com/accounts/USDARD/subscriber/new?email=&commit=Sign+Up>



Closing Remarks





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