



SPRING 2024 NEWSLETTER

**FALL CONFERENCE 2024  
SAVE THE DATE OCT. 7<sup>TH</sup> AND 8<sup>TH</sup>.**

**HOTMA AND NSPIRE. THE HOTTEST NEW TOPICS . NEW GUIDELINES FOR INSPECTIONS AND NEW REGULATIONS FOR AFFORDABLE HOUSING REGISTRATION ATTACHED.**

**JOIN US AT TREASURE ISLAND CASINO AND ENJOY A RECEPTION ON THE SPIRIT OF THE WATER CRUISING THE MIGHTY MISSISSIPPI RIVER WITH FOOD, BEVERAGES AND GREAT NETWORKING.**

## **LEGAL AND LEGISLATED CHANGES**

**INCLUDE:**

- **CAN'T REQUIRE TENANTS TO DECLAW OR DEVOCALIZE ANIMALS**
- **GENDER ID IS A NEW PROTECTED CLASS**
- **CANDIDATE DOOR KNOCKING IS NOW ALLOWED IN APARTMENT BUILDINGS**
- **MARIJUANA LEGALIZED IN MN BUT ILLEGAL IN FEDERAL ASSISTED BUILDINGS**
- **EVICION RECORDS ARE NOT ACCESSIBLE TO THE PUBLIC UNTIL THE COURT ENTERS JUDGEMENT**
- **CAN'T REQUIRE TENANTS TO RENEW A LEASE MORE THAN SIX MONTHS PRIOR TO EXPIRATION**
- **ETRA – EMERGENCY TENANT REMEDIATION ACT – CHANGES CURRENT LAW TO INCLUDE 24 HOUR TO REMEDIATE BUG INFESTATION, ELEVATOR REPAIR, REPAIR OF AC AND REFRIGERATOR AND EXPIRED OCCUPANCY LICENSE**
- **ALL FEES MUST BE NOTED IN THE LEASE**
- **68 DEGREE MINIMUM TEMP**

- 24 HOUR TENANT NOTICE TO ENTER UNIT AND 8 – 8 TIME FRAME
- ESST NEW EARNED SICK LEAVE REQUIREMENTS
- FAMILY MEDICAL LEAVE APPLIES TO ALL COMPANIES WITH ONE OR MORE EMPLOYEES
- CROWN ACT CAN'T DISCRIMINATE BASED ON HAIR COLORS OR STYLES
- TENANT ORGANIZATION ALLOWED
- DOMESTIC VIOLENCE CHANGES
- CHANGES IN SHARED METER UTILITY BILLING CHARGES
- CHANGES IN MITIGATION OF DAMAGES ON RESIDENT ABANDONMENT

## **MID YEAR MEETING. IN HISTORIC CHARLESTON, SC**

**Sessions included Best practices review and discussion on recommendations and forms. The technology advance may help RD with delivery of the multifamily program.**

### **State Affiliated Association Meeting –**

Discussion on what attending states are doing. What state associations are doing to bring in funding was discussed. All attending states shared information on their conferences, training and association activities. Many have seen a decline in attendance. There was discussion on scheduling of meetings so states aren't overlapping as it makes it difficult for the Vendors and Speakers. CARH prints state association conference schedules in their newsletter and on line. It is important to report those dates to CARH. The main topics for the coming year are all the new regulations and training needs. Steve Rosenblatt and Housing Consultants were noted as the two main companies providing the new Hotma training.

### **Lenders Committee**

Discussion was mostly related to the 538 program and the impact on lenders and developers,

**Management Committee** – Discussions on all the operational issues facing RD and housing providers. These include rising costs of staff, vendors, insurance, taxes, materials and overall needs. The need for more Rental Assistance and at a level commiserate with rising costs and increasing management fees was discussed.

**Developer and owner committee** – Discussed preservation and operational issues facing owners and developers. The everchanging regulatory and legislative environment and an initiative to decouple the 515 mortgages from rental assistance were part of that discussion. This would enable rental assistance to continue at loan maturity. Updates on transfer policies and CARH recommendations to make it a more customer friendly process. The new Beneficial Ownership reporting requirements were discussed. We all need to take a look at our ownership situation with this new federal filing.

### **Other:**

FHFA announced an increase in the LIHTC cap and an increase of LIHTC. LIHTC is the major source of funding for affordable housing since many other sources have dried up. LIHTC is administered by the IRS but is outsourced to housing and finance agencies who develop qualified allocation plans.

HUD gave notice of a green and efficient retrofit program for multifamily housing. GRRP amends the previous program. . Costly lawsuits also contribute to this issue.

Insurance – CARH requested RD to update insurance requirements and to allow higher deductibles to help with insurance costs. RHS agreed with that as long as the difference in the deductibles is deposited and maintained in the project reserve account.



