



MANAGEMENT BULLETIN #522

DATE: 4/26/2021
TO: Owners and Agents of IHDA Assisted Properties
CC: IHDA Asset Management Staff
FROM: IHDA Asset Management Department
RE: 2021 Compliance Monitoring

SUMMARY:

This Management Bulletin is to inform property owners and agents of IHDA's plans to resume compliance monitoring operations for the 2021 review cycle.

Starting in March of last year, IHDA modified its compliance monitoring activities following program-specific regulatory relief as it was announced by federal authorities. These modifications included:

- Conversion of scheduled on-site Management Reviews to remote desk reviews.
- Continuation of Tenant File Reviews through online submissions using IHDA's BDS secure document server.
- Deferral of Management and Tenant File Reviews for select programs, including Section 8, Mod Rehab, Section 811, and LIHTC.
- Deferral of all Physical Inspections.

In 2021, IHDA will continue to prioritize the safety of IHDA staff, property staff, and tenants, while resuming its compliance monitoring schedule, including the following:

- Management Reviews will continue to be conducted as remote or desk reviews.
- Tenant File Reviews will continue to be conducted remotely through online submissions using IHDA's BDS secure document server.
- Management and Occupancy Reviews for Section 8, Mod Rehab, and Tenant File Reviews for Section 811 will be resumed. Inspection portions of the MOR will be conducted as remote virtual inspections as described in [this presentation](#).
- Tenant File Reviews for existing LIHTC projects will be deferred, but Initial Tenant File Reviews for new LIHTC projects will continue and be conducted remotely through online submissions using IHDA's BDS secure document server.
- Physical Inspections will be resumed as remote virtual inspections, as described in [this presentation](#).

IHDA Asset Managers and Physical Inspectors will provide specific instruction for compliance reviews when they send out scheduling notices to property contacts.

Other federal relief related to tenant income certifications and evictions remain in effect, including:

- Provisions for electronic signatures and documents for HUD's Multifamily Housing programs ([MB #502](#)).
- Provisions for self-certification of income under the HOME program ([MB #516](#)).

- Waiver of annual income re-certifications under the LIHTC program (does not apply to initial income certifications) ([MB #517](#)).
 - Eviction moratoriums ([MB #520](#)).
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ATTENTION:

Due to concerns surrounding COVID-19 (i.e. Coronavirus), IHDA will not be accepting visitors at our offices until further notice. Many on-site meetings are being held remotely or have been postponed. With no on-site meetings or visits, IHDA staff will continue to be available via email and telephone. We also urge you to check the IHDA website or call (312) 836-5200. Your patience is appreciated as we all adjust to this new work environment.

IHDA | ihda.org/property-managers

