



To: All Owners and Managers
From: Bob Conroy, Director of Asset Management

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I. New Guidance Covering Service Animals in Housing

Effective September 28, 2011, the Maine Human Rights Commission has issued new guidance entitled "Service Animals in Housing". The new guidance is similar to the Commission's former guidance, entitled "Service Animals in Housing and Public Accommodations," but the new guidance is only applicable to housing. The former guidance has been withdrawn in light of a new definition of "service animal," applicable only to places of public accommodation, that was added to the Maine Human Rights Act this past legislative session. A copy of this guidance is attached.

II. RHIIP Listserv Posting #260 – Resident's Rights & Responsibilities Brochure Available in Braille

The Resident's Rights & Responsibilities Brochure (English version) is now available in Braille. Copies of the document in Braille are available from the Multifamily Housing Clearinghouse. The Clearinghouse can be reached by calling 1-800-685-8470. There is a limit of 20 documents per order, and the document is not available online. The brochure (non-Braille) is also available in other languages. These translated versions of the brochure are available on HUD's Limited English Proficiency website at [http://portal.hud.gov/hudportal/HUD?src=/program offices/fair housing equal opp/promotingfh/lep](http://portal.hud.gov/hudportal/HUD?src=/program%20offices/fair%20housing%20equal%20opp/promotingfh/lep)

III. Implementation of the Fair Housing Act's Discriminatory Effects Standard, November 16, 2011, Docket No. FR-5508-P-01, Proposed Rule

The Federal Register has published a proposed rule, which if implemented, would establish uniform standards for determining when a housing practice with a discriminatory effect violates the Fair Housing Act. HUD is accepting feedback on the proposed rule through January 17, 2012. NAHMA will review the rule in conjunction with the Regulatory Affairs Committee to determine if any action is required. Please contact them if you have any concerns regarding the proposed rule. Although there have been some variations in the application of the discriminatory effects standard, neither HUD nor any Federal court has ever determined that liability under the Act requires a finding of discriminatory intent.

A copy of the proposed rule may be found at <http://www.gpo.gov/fdsys/pkg/FR-2011-11-16/pdf/2011-29515.pdf>.

IV. AFHMP Package Reader Enabled 10

Attached to this notice is a .pdf file containing the latest AFHMP form and other documents to assist in the submission of the HUD form which was provided by Kevin Pillsbury, Senior Project Manager at HUD Manchester. The instructions and information included are from the form itself and best practices.

According to the instructions, you will be able to save the data entered into the form by using the menu (Save As or File / Save) or the Save icon on the Toolbar.

Some fields have tool tips to provide more information regarding the field. Float the mouse over the field to see the tool tip.

Text throughout the form has been highlighted in yellow to bring your attention to specific instructions. Some of the highlights contain additional information. Float the mouse over the highlight to see the additional information.

The form also contains yellow sticky notes where text could not be highlighted. Float the mouse over the sticky note to see additional information.

“Clear fields” button will clear all the data from the form. “Reset fields” button hides fields that should be hidden until activated.

Adobe Reader 9 or higher or other compatible PDF software is required.

V. RHIIP Listserv #264 - 2012 Operating Cost Adjustment Factors (OCAFs) Published

The Operating Cost Adjustment Factors (OCAF) for 2012 were published in the October 26, 2011 Federal Register. These factors are used for adjusting or establishing Section 8 rents under the Multifamily Assisted Housing Reform and Affordability Act of 1997 (MAHRA), as amended, for projects assisted with Section 8 Housing Assistance Payments. The factors are effective February 11, 2012. The factors can be found at <http://www.gpo.gov/fdsys/pkg/FR-2011-10-26/pdf/2011-27816.pdf>.

The 2012 OCAF rate for Maine is 2.5. IREMS has been updated with the new OCAF rate. We are currently able to process renewals effective 02/11/2012 or later.

Contact Mary Young, Financial Officer at myoung@mainehousing.org or 800-452-4668 extension 1636 for any questions or assistance.

Attachments:

- Change 11 of Handbook 1378, Tenant Assistance, Relocation and Real Property Acquisition, dated September 1, 2011
- HUD Notice H 2011-29 Implementation of Tenant Participation Requirement IAW 24 CFR 245 Subpart B & HUD Handbook 4381.5 REV-2 “The Management Agent Handbook”
- Affirmative Fair Housing Marketing Plan (AFHMP) Multifamily Housing Package, Version 10.0, dated October 17, 2011.
- Service Animals in Housing.pdf

Maine State Housing Authority (“MaineHousing”) does not discriminate on the basis of race, color, religion, sex, sexual orientation, national origin, ancestry, age, physical or mental disability, or familial status in the admission or access to, or treatment or employment in, its programs, and activities. 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: Louise Patenaude, Maine State Housing Authority, 353 Water Street, Augusta, Maine 04330-4633, Telephone Number 1-800-452-4668 (voice in state only), (207) 626-4600-(voice), 1-800-452-4603 (TTY in state only), or (207) 623-2985 (TTY).

