



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

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I. RHIP Listserv Posting #281 - 2013 Cost of Living Adjustment (COLA)

A press release by the Social Security Administration on October 16, 2012 noted a 1.7 percent cost of living increase for 2013.

II. RHIP Listserv Posting #282 - 2013 Operating Cost Adjustment Factors (OCAFs) Published

The Operating Cost Adjustment Factors (OCAF) for 2013 were published in the October 16, 2012 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, 2013 and can be found at <http://www.gpo.gov/fdsys/pkg/FR-2012-10-16/pdf/2012-25289.pdf>. The factor for Maine is 2.2.

III. RHIP Listserv Posting #284 - VA Aid & Attendance

We have received several requests to clarify how VA Aid & Attendance payments are to be treated with respect to annual income and the regulation for medical expense exclusion (24 CFR 5.609(c)(4)). According to the U.S. Department of Veterans Affairs, Aid and Attendance (A&A) is an enhanced or special monthly pension benefit paid in addition to basic pension. An individual cannot be eligible for receiving A&A without first establishing eligibility for a basic VA pension. Below are the four instances the VA indicates a veteran may be eligible for A&A.

1. The Veteran requires the aid of another person in order to perform his or her activities of daily living,

such as bathing, feeding, dressing, attending to the wants of nature, adjusting prosthetic devices, or protecting himself/herself from the hazards of his/her daily environment, OR,

2. The Veteran is bedridden, in that his/her disability or disabilities requires that he/she remain in bed apart from any prescribed course of convalescence or treatment, OR,

3. The Veteran is a patient in a nursing home due to mental or physical incapacity, OR,

4. The Veteran has corrected visual acuity of 5/200 or less, in both eyes, or concentric contraction of the visual field to 5 degrees or less.

There is no statutory or regulatory exclusion for the A&A benefit. Because of this, the benefit must be included as income.

Owners are reminded pursuant to 24 CFR 5.609(c)(4), any money received by the family that is specifically for, or in reimbursement of, the cost of medical expenses for any family member is excluded from annual income. Because of this, the owner must verify any amount provided for A&A which is used for medical expenses and exclude the verified amount. Any portion of the benefit not being used for medical expenses must be included as income.

IV. 2013 Budgets

Just a friendly reminder that RLP property budgets are due to MaineHousing on 10/31 and Section 8 property budgets are due 11/30. The budget form can be found on the MaineHousing website. Budgets are to be submitted electronically to financialreporting@mainehousing.org.

V. HUD Notice – Final FY2013 HCV FMR

On October 5, 2012, HUD published a notice in the Federal Register adopting the final fiscal year 2013 fair market rents for the housing choice voucher and mod rehab SRO programs. A copy of this notice can be found at <http://www.gpo.gov/fdsys/search/pagedetails.action?granuleId=2012-24618&packageId=FR-2012-10-05&acCode=FR>.

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.

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).

