



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

**In this issue:**

**I. Public Hearing Announcement**

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Public hearing on a revised Multi-Family Mortgage Loans Rule and a new Preservation and Relocation Rule will be held at the MaineHousing Board of Commissioner's next meeting on December 18, 2018, at MaineHousing's offices at 353 Water Street in Augusta. Please see the attached Legal Services Memorandum for additional information.

**Attachments:**

- Legal Services Public Hearing Memorandum

*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.*

*MaineHousing does not discriminate on the basis of race, color, religion, sex, sexual orientation, national origin, ancestry, physical or mental disability, age, familial status or receipt of public assistance in the admission or access to or treatment in its programs and activities. In employment, MaineHousing does not discriminate on the basis of race, color, religion, sex, sexual orientation, national origin, ancestry, age, physical or mental disability or genetic information. 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) or Maine Relay 711.*





## Legal Services Memorandum

**To:** Interested Parties

**From:** Linda Uhl, Chief Counsel

**Date:** November 28, 2018

**Subject: Notice of Public Hearings:** Chapter 29 – Multi-family Mortgage Loans Rule  
Chapter 34 – Preservation and Relocation Rule

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Public hearings on a revised Multi-family Mortgage Loans Rule and a new Preservation and Relocation Rule will be held at the MaineHousing Board of Commissioner's next meeting on December 18, 2018, at MaineHousing's offices at 353 Water Street in Augusta. The hearing room is accessible to persons with disabilities and, upon sufficient notice, appropriate communications auxiliary aids and services will be provided to persons with disabilities and persons with limited English proficiency.

The hearing on revisions to our Multi-family Mortgage Loans Rule will be at 9:30 a.m. This rule provides the framework for the design of our multi-family programs and is referred to in our rental loan program guide and other multi-family program guides. We are revising the rule to conform to statutory changes regarding construction lending and make other updates.

The hearing on our proposed new Preservation and Relocation Rule will be at 10:00 a.m. Under the Maine Housing Authorities Act, an owner of a low-income rental housing project may not take an action that would cause rental assistance or affordability restrictions to terminate without first giving a 90 day notice to the tenants, MaineHousing, and any municipal housing authority for the municipality in which the property is located. MaineHousing has a right of first refusal to purchase the project at its current appraised value. The owner and any purchaser of the project must ensure that the current tenants are allowed to either remain in their units at the same rent for 6 months following the loss of rental assistance or affordability restrictions, or receive relocation assistance. This proposed new rule does the following: (1) outlines the requirements for the notices to the tenants and to MaineHousing, (2) sets forth a process for determining the current appraised value of the project, and (3) establishes the terms of the relocation assistance that must be provided if the owner opts to provide relocation assistance rather than allow tenants to stay in their units at the same rent for 6 months following the loss of rental assistance or affordability restrictions.

Copies of each of the proposed rules are at <https://www.mainehousing.org/about/rules>. The deadline to submit written comments on either rule is Friday, December 28, 2018 at 5:00. Written comments should be submitted to:

Linda Uhl, Chief Counsel  
Maine State Housing Authority  
353 Water Street  
Augusta, ME 04330-4633  
[luhl@mainehousing.org](mailto:luhl@mainehousing.org)