



# Asset Management Notice

To: All Owners and Managers

Notice # 2020-12

From: Bob Conroy, Director of Asset Management

Issued: June 30, 2020

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### I. 2020 Rent and Income Charts

MaineHousing has updated the Rent and Income Charts on our website to reflect the median family incomes (MFIs) and income limits for Fiscal Year (FY) 2020 published by HUD, effective April 1, 2020 and the maximum HOME Rent and HTF Rent limits published by HUD, effective July 1, 2020.

The Department of Housing and Urban Development (HUD) sets income limits that determine eligibility for assisted housing programs including the Public Housing, Section 8 project-based, Section 8 Housing Choice Voucher, Section 202 housing for the elderly, and Section 811 housing for persons with disabilities programs. HUD develops income limits based on Median Family Income estimates and Fair Market Rent area definitions for each metropolitan area, parts of some metropolitan areas, and each non-metropolitan county.

The maximum HOME and Housing Trust Fund (HTF) rents are applicable to all HOME or HTF-assisted units that are currently operating within the HOME/HTF compliance period.

The new income and rent charts are available on MaineHousing's website at:

[https://mainehousing.org/docs/default-source/asset-management/rent-income-charts/2020-rent-and-income-charts.pdf?sfvrsn=86308d15\\_0](https://mainehousing.org/docs/default-source/asset-management/rent-income-charts/2020-rent-and-income-charts.pdf?sfvrsn=86308d15_0)

### II. MaineHousing has a new Home

Effective June 5, 2020, the MaineHousing offices have been relocated to our new home in Augusta at 26 Edison Drive. Outside of the new building street address of 26 Edison Drive, all other telephone and email contact information for staff remains the same.



We are excited at the prospect of being able to host meetings here in the future, when conditions allow. Our building now has ample parking and state of the art conference rooms.

### III. Asset Management Update – Management and Occupancy Reviews

As noted in AM Notice 2020-10, HUD lifted the moratorium on Management and Occupancy reviews for Section 8 projects. Asset Management is now conducting Section 8 reviews with limited on-site physical plant inspections focused on the exterior and common areas only. This is being planned and scheduled with a focus on the health and safety of residents, property employees and MaineHousing staff.

As time and conditions permit, we will begin conducting management and occupancy reviews of the tax credit and supportive housing properties in portfolio that are due for a review in 2020. At this time, we are still evaluating how, when and if physical plant inspections will be completed on these property types.

*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.*

