



Asset Management Notice

To: All Owners and Managers

Notice # 2020-18

From: Bob Conroy, Director of Asset Management

Issued: December 4, 2020

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I. HUD Notice Continued Availability of Covid-19 Supplemental Payments to Section 8, Section 202, and Section 811 Properties

In our AM Notice 2020-13 dated July 27, 2020 we provided information on HUD Notice H20-08 which announced the availability of supplemental operating funds for Section 8, Section 202, and Section 811 properties to prevent, prepare for, and respond to COVID -19 and established an application process for owners of properties assisted under these programs to request funds for one or more of these purposes.

Appropriations provided under the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) (Pub. L. 116-136) were provided via a special payment process that supplemented amounts currently provided under existing Section 8, Section 202, and Section 811 rental assistance contracts administered by the Office of Multifamily Housing.

HUD is now opening a **second application period** for owners of Multifamily-assisted properties to apply for CARES Act supplemental funds to offset property expenditures to safely serve residents in light of COVID-19 social distancing requirements. This notice provides a method for owners to receive payments beyond the amounts available under the terms of their current rental assistance contracts.

On November 24, 2020, the Office of Multifamily Housing published a [Housing Notice 2020-11](#) which allows owners to submit payment requests for **expenses incurred through November 30, 2020. Requests are due to HUD or the Contract Administrator by December 11, 2020**, and must be made using the [updated request form \(HUD 52671-e\)](#). Tips for filling out the form are on the HUD [Multifamily home page](#) under “what’s new.”

Today’s HN includes additional clarifications to the requirements announced on July 23, 2020 on eligibility of Rental Assistance Demonstration (RAD) Section 8 properties, the scope of eligible



activities, and allowable signatories for the request form. If you did not submit a request, or your request was not approved during the previous solicitation period, you may apply again using the submission details contained in the HN.

Please visit the HUD website for the most recent Q&A about the COVID-19 pandemic.

Applications should be completed in their entirety and submitted to MaineHousing by sending to hapcontracts@mainehousing.org.

If you have any questions, please contact Wendy Bonsant directly at 207-624-5730 or wbonsant@mainehousing.org.

II. RHIIP Listserv Posting #453

Operating Cost Adjustment Factors (OCAFs) for Fiscal Year (FY) 2021 have been Published

The Operating Cost Adjustment Factors (OCAFs) for fiscal year (FY) 2021 were published on November 27, 2020 in the **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, 2021.

The FY 2021 Multifamily **Utility Allowance Factors**, which may be used to adjust baseline utility allowances prepared in accordance with **Housing Notice 2015-04**, are also now available on [HUDUser](#).

III. HUD Requests Vacancy Data on HUD Funded MF Properties

On December 3rd, HUD Northeast Region sent a request to all its housing partners seeking information related to vacancies within the HUD funded Multifamily portfolio:

“In an effort to provide housing advocates and providers greater transparency on housing availability in New England, we are asking for your help in collecting vacancy data on our multifamily properties in Maine, Massachusetts, New Hampshire, Vermont, Rhode Island, and Connecticut. If you have any vacant units, we ask that you fill out this form by end of day **Friday, December 11th**:

[Vacancy Request Form](#)

We greatly appreciate your time and assistance.

Multifamily Northeast Region”

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.

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