



Asset Management Notice

To: All Owners and Managers

Notice # 2021-07

From: Bob Conroy, Director of Asset Management

Issued: June 3, 2021

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I. 2021 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) 2021 published by HUD, effective April 1, 2021 and the maximum [HOME Rent](#) and [HTF Rent](#) limits published by HUD, effective June 1, 2021.

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 here:
[2021 Rent and Income Charts](#)

II. MREMA Announces Star 515 RD Training August 10th & 11th

MREMA wants you to Save the Date for Star-515 Rural Development Training that will be offered by Spectrum on August 10th & 11th. More details will be released as the time draws near.



III. Reminder Income Limits on HUD 50059

This is a reminder regarding the timing of determinations of income eligibility. As explained in HUD Handbook 4350.3, REV-1, paragraph 3-6.C.1, and in RHIP Listserv #293, an applicant is eligible to be housed from the waiting list if the applicant has been determined to be eligible based on the prior year's income limits and both the applicant and the owner have signed Form HUD-50059, even if revised (lower) limits are published prior to the applicant being housed. In addition, there is no need to revise Form HUD-50059 at the point of admission to reflect the updated income limits.

Owners determine income eligibility prior to approving applicants for tenancy. At the time the determination is made, the income limits in effect are identified on lines 87, 88, and 89 of Form HUD-50059, and this form is printed and signed by the applicant and the owner. If the income limits are revised just prior to the applicant being housed, the determination of eligibility based on the prior year's income limits remains in effect.

Within 45 days of publication of the revised income limits, owner software must reflect such limits.

IV. Reminder HUD Annual Financial Statements are Due June 30, 2021

HUD's Office of Multifamily Housing does not plan to offer a further blanket extension for annual financial statement (AFS) submissions for properties beyond the current extension through June 30, 2021. Properties must submit an AFS by June 30 or 90 days after the fiscal year end - whichever is later - unless the property submits an individual request for a further extension that is approved by HUD.

V. COVID Social Support Offered by DHHS

The DHHS COVID Social Support program provides free, confidential services to assist individuals and families to maintain quarantine or isolation. Their network of providers assist with grocery delivery, pick-up of essential supplies and medicines, case management to assist with rent relief or unemployment, support to find at-home testing and vaccination, and linking to medical care. They also refer to hotels or other shelter for persons in congregate living, who are homeless, or in dense housing during isolation and quarantine. They will connect families with cultural brokers and interpreters, and culturally appropriate food. Attached is an informational flyer for distribution and outreach.

Those in need can fill out a [referral form](#) here.

VI. Attachment

Maine DHHS COVID Social Supports Flyer

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.



MaineHousing
mainehousing.org | 207-626-4600



Maine Department of Health and Human Services

Covid Social Supports

Covid Social Support services help people to safely isolate and quarantine.
Any person who is a case or close contact of COVID-19 is eligible.

Use one referral form per household. Services will be provided by location.
The more information we have, the better able we are to serve.

This community-based care provides temporary and FREE help with:

- groceries or meals (culturally appropriate)
- assistance to stay in the home or hotel/shelter
- unemployment and rent relief application support
- cultural brokering and interpretation
- support for stress and anxiety
- masks, thermometers, pulse oximeters and/or COVID testing support
- necessary transportation services
- outreach and education services about COVID-19
- other household needs



Fill out a referral form here:

<https://www.maine.gov/dhhs/form/covid-19-referral-form>



Maine DHHS typically responds the same day.
Information received is private and confidential.
Social services provided are free and will NOT
affect eligibility for other Federal or State
service/Benefits.



DHHS.covidsocialsupport@maine.gov

for questions or more information

Referrals are monitored 7am-7pm, 7 days/week

HOW TO GET COVID QUARANTINE & ISOLATION SHELTER IN MAINE

The **DHHS Covid Social Support team** provides access to Maine's Quarantine Shelters, currently located in Scarborough, Lewiston and Bangor.

Who is eligible:

- People who are covid-positive or a close contact of someone with covid-19. (Close contact is defined by being within 6 feet for 15 total minutes or more within 24 hours.)
- AND are unhoused, in congregate living, live in very dense housing, or unable to safely isolate or quarantine for other reasons. First responders and healthcare workers also qualify.
- Quarantine housing is free for the duration of quarantine or isolation. Meals are included.

How to Make Contact:

- Create a referral using our webform to begin the process. This webform is delivered to the DHHS Covid Social Support inbox, which is monitored 7am-7pm, 7 days/week. **Note the need for Shelter Assistance, any transport needs, and provide as much information as possible.**
<https://www.maine.gov/dhhs/form/covid-19-referral-form>
- Our staff responds to Shelter Needs immediately and will begin the process of connecting the referred person with a place to stay. You will hear back from a Social Support team member and/or the Quarantine Shelter staff promptly with further instructions.
- DHHS Covid Social Support can also arrange for transport, as needed.

For more information or questions about our wrap-around social services,
please email

DHHS.covidsocialsupport@maine.gov

Carla Hunt - Social Services Coordinator - (207) 592-4213

Caroline Fernandes - Community Care Officer - (207) 441-9913

Sharon McDonnell MD, MPH – Director of COVID-19 Social Support – (207) 446-3632