



Asset Management Notice

To: All Owners and Managers

Notice # 2022.06

From: Bob Conroy, Director of Asset Management

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In This Issue:

- I. Affordable Connectivity Program
- II. HUD 2022 Income Limits Released
- III. MaineHousing Website a Resource For Owners and Agents
- IV. Section 8 Lease Addendum Updated

I. Affordable Connectivity Program

HUD Multifamily Asset Management released information on May 10, 2022 regarding a new federal subsidy program, The Affordable Connectivity Program.

“There is a new federal subsidy program that can help your residents pay for internet service. The **Affordable Connectivity Program**, offered through many internet service providers, gives households \$30 a month to cover the cost of internet service and a one-time subsidy of \$100 for computer devices for eligible households. ACP is a \$14.2 billion program made possible by the Infrastructure Investment and Jobs Act.

Public housing and Section 8 residents are eligible for ACP funding based on their receiving housing assistance, and the ACP subsidy is not considered income. To date, public housing residents are under-enrolled in the ACP program. We encourage you to make residents aware of this subsidy as it would increase their internet connectivity without added expense.

To assist with this, we have developed a [Mini-Guide to the ACP](#) to help staff conduct outreach and enrollment events.

- An overview of the program
- Tips and best practices from two PHAs that are actively enrolling residents in ACP
- Links to additional materials, including informational flyers in a variety of languages.

We hope you will make use of this resource to help your residents connect to this invaluable benefit. For more information, view the ACP [Fact Sheet](#) and read the [Press Release](#).

If we can be of assistance, please contact connecthome@hud.gov.”



II. HUD 2022 Income Limits Released

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) 2022 published by HUD, effective April 18, 2022.

At this time, the FedHOME and HTF limits and rents have not been published and therefore the charts contain the HOME and HTF limits published by HUD effective June 1, 2021. We will update our charts again once HUD releases the updated ones, expected sometime in the next month or so.

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 new income and rent charts are available on MaineHousing's website here: [2022 Income and Rent Charts](#)

III. MaineHousing Website a Resource For Owners and Agents

MaineHousing's website is a valuable resource for our partner Owners and Agents. We encourage you to visit our website frequently as information is updated regularly. Whether you are looking for information about a MaineHousing program, the most recent version of a frequently used form, or training opportunities you can find it at www.mainehousing.org.

We have a designated area specific to Asset Management. With many resources available specifically for property management owners and agents. When you are looking for the most up to date MD-130, a model lease, or a handout to give tenants explaining an upcoming MaineHousing inspection to name a few, click [here](#). Please note there will be a revised MD-130 form added to the website after this notice has been sent out.

IV. Section 8 Lease Addendum Updated

Attached is the updated version of the Addendum A to the HUD Model Lease (HUD-90105a). This Addendum replaces the 12/2007 version and addresses provisions of State law that are not included in the HUD Model Lease. The updated addendum has been approved by the HUD Office of General Counsel and MaineHousing Counsel and should be substituted for the previous 12/2007 edition which is now obsolete. Please use this addendum for any new move-ins. For existing residents, Owner/Managers should apply the notice provisions contained in Section 22 of the HUD-90105a Model Lease.



Addendum A State
of Maine Lease HUD

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 or gender, sexual orientation, gender identity or expression, national origin, ancestry, disability, age, marital 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 or gender, sexual orientation, gender identity or expression, national origin, ancestry, age, 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: Lauren Bustard, Maine State Housing Authority, 26 Edison Drive, Augusta, Maine 04330, Telephone Number 1-800-452-4668 (voice in state only), (207) 626-4600 (voice) or Maine Relay 711.

