



# Asset Management Notice

To: All Owners and Managers

Notice # 2023.11

From: Bob Conroy, Director of Asset Management

Issued: 12/15/2023

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## I. Multifamily Utility Allowance Factors (UAFs) and Operating Cost Adjustment Factors (OCAFs) for FY2024 have been published

### HUD Utility Allowance Factors (UAFs)

The Department of Housing and Urban Development (HUD) recently published FY2024 UAFs which are applicable to Utility Allowance adjustments effective February 11, 2024 and later. To view the most recent UAFs click on the link provided or copy and paste the link to your web browser.

<https://www.huduser.gov/portal/datasets/muaf.html>

### Updated Section 8 Operating Cost Adjustment Factors (OCAFs)

The Department of Housing and Urban Development (HUD) recently published the Operating Cost Adjustment Factors (OCAFs) for FY 2024 on November 30, 2023 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, 2024. **The 2024 OCAF for Maine is 8%.**

## II. Free Covid-19 Test Kits Available for Eligible HUD-Assisted Multifamily Properties

The U.S. Department of Housing and Urban Development issued a notification from the Deputy Assistant Secretary recently, which announced an expansion in its partnership with the U.S.



Department of Health and Human Services. This expansion will provide free Covid-19 Test Kits to eligible Multifamily Housing assisted properties which includes properties assisted under the following programs: Section 8 project-based rental assistance (PBRA), 202/8, 202/162 PAC, 202/811 PRAC, 811 PRA, SPRAC, and non-insured 236 properties with IRP Use Agreements (236 IRP). To determine if your property is eligible, a property can register through Health Partner Ordering Portal (HPOP) and then HUD will make a determination of eligibility.

Click on the link or copy and paste it in to your web browser for more information on property eligibility, registering, and instructions on how to complete an order.

[Free Covid-19 Test Kits](#)

### III. HUD Issues Bulletin-HOTMA Supplemental Guidance Update

The Office of Housing at the U.S. Department of Housing and Urban Development issued a bulletin that they are working on supplemental guidance on the Housing Opportunity Through Modernization Act (HOTMA). Below is an important excerpt from the bulletin.

“Dear Multifamily Owners and Operators,

The U.S. Department of Housing and Urban Development (HUD) is working to release supplemental guidance related to the Housing Opportunity Through Modernization Act (HOTMA), specifically related to the asset limitation described in Attachment A in Notice H 2023-10. This supplemental guidance will describe the discretion owners have regarding implementation and enforcement of the provision (24 CFR §§ 5.100; 5.603; and 5.618), and we strongly recommend you review it before making any change to current management policies. As a reminder, full compliance with the HOTMA final rule is mandatory effective January 1, 2025.

HOTMA introduces various statutory changes aimed at improving and modernizing federal housing programs. As HUD prepares to release new asset limitation guidance, we encourage you to stay informed about any updates that may affect your operations and to ensure that they align with the latest regulations and best practices.

Until new guidance is released, please be aware of the following:

**MFH Owners must not enforce the asset limitation or the real property exemption until both the owner’s software is HOTMA compliant (with TRACS 203A), and the family has signed a model lease detailing the new HOTMA provisions.**

HUD understands that staying abreast of regulatory guidance is crucial for successful administration of housing programs. We will continue to communicate any developments as soon as they arise. In the meantime, please feel free to reach out to [MFH\\_HOTMA@hud.gov](mailto:MFH_HOTMA@hud.gov) if you have any questions or concerns. We thank you for your continued commitment to providing safe and affordable housing for all.”

To view the original bulletin, click on the provided link, or copy and paste the provided link into your web browser.

<https://content.govdelivery.com/accounts/USHUDFHA/bulletins/37d696f>

There is a subscribe option also available at this website. We encourage our partners to subscribe to these bulletins in order to get the most up to date information and guidance.

*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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