Asset Management Notice

To: All Owners and Managers **Notice # 2006-7**

From: Sheryl Peavey, Director of Asset Management **Issued: July 31, 2026**

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I. Active SAM.gov Registration

MaineHousing would like to remind our partners to please always maintain an active registration in SAM.gov. This will ensure you will not have an interruption in funding. An active SAM.gov registration is required to receive federal funding. We encourage you to verify your registration status and renew it well before its expiration date, as the renewal/reactivation process can take time. Failure to maintain active registration may result in delays or disruptions in funding.

II. Reminder to Owners of Auditor Responsibility to Consult the Consolidated Audit Guide for Fraud Risk

On 7/23/2026, the Office of Multifamily Housing published a memorandum to remind owners that auditors must follow the Department of Housing and Urban Developments Consolidated Audit Guide when auditing profit motivated entities, with a focus on identifying and mitigating fraud risks, particularly embezzlement/theft and false certifications. Use of the HUD Consolidated Audit Guide is mandatory for audits of for-profit participants in HUD programs. Auditors must perform both a financial statement audit and a compliance audit of major HUD programs. Please refer to the following link for more information:

Consolidated Audit Guide reminder memo signed.pdf

III. Payments from Escrow Accounts

MaineHousing has been transitioning properties from receiving paper checks to receiving payments via ACH. ACH offers a faster, more secure and more reliable way to receive your

payments while eliminating the risk of checks being delayed or lost. If you are interested in making the switch to ACH, please reach out to Terry at ttaylor@mainehousing.org. She will be happy to answer any questions and guide you through the enrollment process.

IV. Asset Management Staffing Changes

We are excited to announce that Sheryl Peavey has accepted the position of Director of Asset Management at MaineHousing. Sheryl joined the Asset Management department in March 2026 and brings extensive management, systems, and organizational experience from her time in state government. She is an alumna of Brandeis University and a graduate of Leadership Maine.

We would also like to announce that Justin Wagner joined the Asset Management Department as an Asset Manager I on Monday, July 27. Justin has relocated from Nashville, Tennessee where he worked as a Resource Coordinator and Staff Writer, reporting on homelessness in the city. He assisted clients in securing housing through a street outreach program and provided caseload management for both clients and property managers. He is also a self-employed Freelance Journalist. Justin graduated from Belmont University with a BFA in Journalism.

V. HUD Secure Systems User Update

MaineHousing has been made aware of some changes for users of HUD Secure systems. As of July 15, there is a new login page for accessing HUD Secure Systems:

HUD Secure System Login

The link many users currently use is set to expire on August 15, 2026. With the new link, users should log in with their existing ID and password. Once in Secure Systems, the screens remain the same.

There is more to come after August 15 as HUD is implementing Multi-Factor Authentication (MFA) for Secure Systems. From what we understand, upon your first login after this change, you will be prompted to enroll in Okta Verify, which will be used to authenticate your identity for future logins. You may need to consult your IT department on downloading the application.

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Drive, Augusta, Maine 04330 or 207-626-4600, 1-800-452-4668 or TTY 711 or by email at AMOps@mainehousing.org.

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