



Asset Management Notice

To: All Owners and Managers

Notice # 2025-01

From: MaineHousing Asset Management Department **Issued:** February 11, 2025

In This Issue:

- I. HOME Final Rule Effective Date Delayed**
- II. Asset Management Staffing Changes**
- III. HUD Releases FY 2025 Operating Cost Adjustment Factors (OCAF)**
- IV. New Compliance Date for NSPIRE New Affirmatives, Inspection 101 & Journey Map Now Available for Properties**

I. HOME Final Rule Effective Date Delayed

The effective date of the new HOME Final Rule has been delayed until April 20th by the current administration. The delay was pursuant to a memorandum issued on January 20th requiring agencies to freeze and review any new or pending regulatory actions. If that review finds no issues of “fact, law or policy” with the rule, it could be allowed to go into effect as of April 20th.

HUD published a Notice in the Federal Register, the notice can be found at <https://www.federalregister.gov/documents/2025/02/03/2025-02088/home-investment-partnerships-program-program-updates-and-streamlining-delay-of-effective-date>.

II. Asset Management Staffing Changes

Asset Management has been through a reorganization and some significant staffing changes over the last year which has resulted in a shuffling of the assigned portfolio and contacts. Owners and Managers impacted by these changes would have received an introductory letter from the new Asset Manager.

The latest change to the department involves the Director Bob Conroy, who after 35 years of service to the agency, retired effective January 31st. The position is currently being reviewed but in the interim, Portfolio Managers Kimberly Whitley (kwhitley@mainehousing.org) and Wendy Bonsant (Wendy.Bonsant@mainehousing.org) continue to be available to answer any questions and provide guidance.



MaineHousing
mainehousing.org | 207-626-4600

III. HUD Releases FY 2025 Operating Cost Adjustment Factors (OCAF)

The Operating Cost Adjustment Factors (OCAF) for 2025 were published in the December 11, 2024 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, 2025 and can be found at [Federal Register Volume 89, No 238 \(99893\)](#).

The OCAF for Maine is 3.6.

IV. New Compliance Date for NSPIRE New Affirmatives, Inspection 101 & Journey Map Now Available for Properties

Please follow the link below for an update released by Housing and Urban Development regarding NSPIRE:

[New Compliance Date for NSPIRE New Affirmatives, Inspection 101 & Journey Map Now Available for Properties](#)

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.