



Asset Management Notice

To: All Owners and Managers

Notice # 2026-01

From: Laurie Warzinski, Director of Asset Management

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I. HUD Delay on FY 2026 Median Family Income Estimates and Income Limits

On February 4, 2026, HUD announced a delay in the calculation of FY 2026 Income limits to May 1, 2026. Please refer to the following link for further details:

[Statement on FY 2026 Median Family Income Estimates and Income Limits](#)

II. HUD Releases FY 2026 Operating Cost Adjustment Factors (OCAF)

The Operating Cost Adjustment Factors (OCAF) for 2026 were published in the February 4, 2026 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, 2026 and can be found at [Federal Register Volume 22, Number 91](#).

The 2026 OCAF for Maine is 3.3.



III. **MaineHousing Notice of Escrow Banking Change**

Please be advised that MaineHousing will no longer be using the account ending in 1530 for escrow payments. If you currently send wires or ACH's to MaineHousing for your escrow payments, please contact Terry Taylor at escrowprocessing@mainehousing.org to receive the new banking information.

Once the transition is complete, MaineHousing will also be using the new account at Camden National to initiate outgoing wires/ACHs to Owners/Managers.

IV. **MaineHousing Budget Guidance**

The MaineHousing budget workbook, as found on the MaineHousing website, now includes Tab 8 budget line-item Workmen's Compensation Insurance and Health Insurance and Employee Benefits. Workmen's Compensation Insurance and Benefits related to management services on Addendum A must be included under Salaries and Benefits in Addendum A. Only Workmen's Compensation Insurance/Health Insurance and Employee Benefits for Non Management Staff on Tab 8 should be included on Tab 8. Please indicate in the Notes section of Tab 8 staff titles that are included in that coverage.

V. **Owners Signature on Budgets and Audited Financial Statements**

MaineHousing requires owner certification on all Budget and Audited Financial Statements submissions. Often the signatures are not legible, or an ownership entity can be comprised of more than one individual. MaineHousing will require the submission of documentation of signatory authority if the Owner signature is by someone other than the actual Owner. The submission will not be considered received until a legible, validated signature is received on the Budget and Audited Financial Statements.

VI. **Attachments:**

None

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