



Asset Management Notice

To: All Owners and Managers

Notice # 2022-12

From: Bob Conroy, Director of Asset Management

Issued: 11/08/2022

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I. Novogradac Rent Calculator discrepancies for Cumberland County

It has come to our attention that the rents identified on the Novogradac website may be incorrect for properties located in the Cumberland County region that are not in a region covered under the Portland HMFA.

When using the Rent and Income Calculator tool and selecting Cumberland County – Cumberland County ME (part) HUD Metro – the results being returned are those associated with Cumberland County – Portland, ME HUD Metro instead of the HUD published Cumberland County – Cumberland County ME.

If you are a project in Cumberland County, not identified as a town within the Portland MSA, and you are using Novogradac, please check to ensure that the income and rent limits you have implemented at the property fall within the proper ranges of the correct income and rent limits posted on our website at: [Rent - Income Charts \(mainehousing.org\)](https://www.mainehousing.org/rent-income-charts)

This has been reported to Novogradac and they are researching the issue.

II. Revised Addendum A to HUD Model Lease 90105a and 90105b

In June 2022, Notice #2022.06, we released a revision to Addendum A for the HUD Model Lease 90105a (effective date 2/2022). We are now releasing a revision to the Addendum A for the HUD 202 Model Lease 90105b (effective 10/2022).

Both Addendums are available on our website at: [Property Management Forms \(mainehousing.org\)](https://www.mainehousing.org/property-management-forms)

For properties required to use the HUD Model Lease 90105a or 90105b, these revised addendums should be updated at the next lease renewal and tenants should be given proper notice of lease change ahead of time. Only the Addendum is required to be updated; property managers do not need to update the full lease.



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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