



Asset Management Notice

To: All Owners and Managers

Notice # 2022-3

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I. Resident, Owner and Agent's Rights for REAC Inspections During the Pandemic

HUD Multifamily Asset Management released information on February 22, 2022 regarding the rights of Tenants, Owners and Agents regarding REAC inspections during the pandemic as follows:

“In response to inquiries Multifamily Housing has received regarding the COVID-19 pandemic and REAC inspections, please see this [flyer](#) that outlines the rights and obligations of residents, owners, and agents when a REAC inspection is scheduled at your property.

Residents have the right to decline to have their unit inspected as part of a REAC inspection if they are not comfortable with the REAC inspector entering their home. In this case, an alternative unit will be selected for inspection.

If owners or management agents have concerns about proceeding with a REAC inspection due to COVID-19, please reach out to the REAC Technical Assistance Center (TAC) at 888-245-4860 or via email at REAC_TAC@hud.gov to report the conditions at your property.”

[REAC Q&A on Inspections and the COVID-19 Pandemic](#)

“Additionally, HUD is [providing clarification on some frequently asked questions](#) regarding how to inform HUD of COVID-19 cases at properties, how to request a deferral, and what criteria HUD uses in determining whether to grant a deferral.”

II. Unique Entity Identifier Replacing DUNS for LOCCS Users



HUD Multifamily Asset Management released information on February 23, 2022 regarding changes to the Unique Entity Identifier as follows:

“For HUD Line of Credit Control System (LOCCS) users, please note that by April 4, 2022, the federal government will transition away from using the Dun & Bradstreet data universal numbering system (DUNS) to the new Unique Entity Identifier (UEI) for identification for federal awards. Entities must be registered in SAM.gov to qualify for federal awards that are reported to the public through USASpending.gov.

If you have not already registered or if your registration has expired, please register immediately. The General Services Administration (GSA) has provided tools that will assist you in registering your entity and obtaining a DUNS/UEI. Visit the [GSA SAM web site](#) that contains a number of resources related to the UEI implementation.

[Watch a webinar](#) from November 3, 2021, concerning the changes.

You can also go to [fsd.gov](#) and select the green "Help on UEI Transition" button to learn more.”

III. Publication of Median Rents by ZIP Code Has Been Delayed

HUD Multifamily Asset Management released information on February 23, 2022 regarding delays in the publication of Median Rents as follows:

“The publication of Median Rents by ZIP Code has been delayed due to the effects of COVID. Specifically, the Census Bureau will be unable to release the underlying dataset until March. HUD will publish the revised Median Rents by ZIP Code as soon as possible after the underlying dataset has been released. Until that time, continue to rely upon the figures published on February 11, 2021, which are available [here](#).”

IV. Residents Can Get Free Tax Help at GetYourRefund

HUD Multifamily Asset Management released information on February 23, 2022 regarding IRS resources available to assist tenants with their taxes as follows:

“Owners/agents of Multifamily-assisted housing are encouraged to let residents know about the online tax filing tool [GetYourRefund](#) where they can get free tax help from IRS-certified volunteers.

As a reminder, the Child Tax Credit and Earned Income Tax Credit are large tax refund payments that people can receive when they file a tax return. The 2021 American Rescue Plan expanded who can receive these payments and increased the amount of money available to many families and individuals. These tax credits are not income. Receiving these benefits will not impact eligibility for other federal benefits.”

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 Bastard, 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.

