

MREMA Members Elect New Board

At this year's annual meeting, members elected a new board. Here are the MREMA Board Members and Committee Chairs for the 2010-2012 term:

Mike Myatt - President, Web-site Chair, Toys for Tots Auction Co-Chair (mmyatt@avestahousing.org)

Sara LaBrecque - Vice-President (lpm375@verizon.net)

Sherrin Vail - Secretary (svail@avestahousing.org)

Diane MacDonald - Treasurer (macdonaldd@emeraldmanagement.biz)

Susan Michaud-Bosse - Ex-Officio, Convention Chair (smbosse@midmaine.com)

Cathie Whitney - Membership Chair (cwhitney@ccrealtymanagement.com)

Sheila Malynowski - Education Chair (smalynowski@presmgmt.com)

Kelly Campbell - Toys for Tots Auction Co-Chair (kcampbell@housinginvestmentfund.org)

Gary Crowell (gcrowell@stanfordmanagement.com)

Tami Exchange (texchange@westbrookhousing.org)

Sharon Pray (spray@shpmanagement.com)

Mike Sprague (Sprague_77@yahoo.com)

We also have a couple people holding positions who are not board members: Rosemary Moeykens - Legislative Updates (rmoeykens@avestahousing.org), and Wendy Ward - Newsletter Editor (wward@midmaine.com).

Do you have questions or suggestions? Would you like to volunteer for an upcoming event or find out more about how you can help (or how MREMA can help you)? Please send us an e-mail and let us know!



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If you have comments, ideas, or suggestions, please email WWard@midmaine.com.

From the President's Corner by Michael Myatt

Things have been quite busy for MREMA over the past several months! We've had a successful annual conference at Sugarloaf that was well attended, elected new board members and officers, we raised over \$13,000 for Toys for Tots, and learned about the new radon rules that we will start to follow. Next year will be as active, as we're planning training for the spring and working to make some enhancements to our website that will provide more information to members through an online forum. Please stay tuned for upcoming events and let us know if you have any ideas for trainings in the future.

I want to thank Susan Michaud-Bosse for her wonderful leadership over the past 4 years and we're pleased she remains on the board and will continue to serve as Convention Chair.



MREMA Membership News by Cathie Whitney

MREMA's membership now includes 126 member organizations. This year we added nineteen new members. At this time, we have 89 Regular Members and 37 Associate Members. *We're pleased to welcome new Regular Members Mt. Desert Island & Ellsworth Housing Authorities, 13 Central Street LLC, Military Street Associates, Hughes Associates, Riverbend Property Management & Frye School Housing as well as new Associate Members Value Point Appraisal and Up Country Building Inspections*

MREMA members benefit from regular industry training opportunities. Quarterly meetings include updates from HUD, RD and MaineHousing as well as training workshops. Our annual conferences provide members with timely and necessary training on topics ranging from fair housing to property management practices to employer responsibilities. MREMA-sponsored annual training programs are conducted right here in Maine and available to members at a significant discount. And the networking opportunities with your peers as well as those who regulate our business are unparalleled! If you know of anyone who would also benefit from joining MREMA, please refer them to our website www.mrema.org or send me a note at cwhitnev@ccrealtymanagement.com.

MaineHousing Update

By Robert Conroy, Director of Asset Management

The season of celebrations, festivities and sharing are upon us. It is at this time of year we reflect upon our successes and recognize the value of all we do in the housing industry to positively impact the lives of Maine people. The volume and diversity of our work is evidenced by the various programs, initiatives and projects in which we are involved. Below are some of the highlights of the last few months.

NEW OPERATING COST ADJUSTMENT FACTORS (OCAF) PUBLISHED NOVEMBER 8, 2010

The Operating Cost Adjustment Factors (OCAF) for 2011 were published on November 8, 2010 in the 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 OCAF for Maine is 0.0% and are effective February 11, 2011.

IMPORTANT NOTE: HUD recently published a draft revision of the Section 8 Renewal Guide. MaineHousing staff, as did others in the Maine multifamily housing industry, have submitted comments regarding the proposed changes. Once the final draft of the Section 8 Renewal Guide becomes available, clarifications will be made regarding renewal options and the requirements for Rent Comparability Studies. Until such time, the current renewal options under MAHRA remain the same.

UPDATED: LOAN MODIFICATION PROGRAM

Project-Based Section 8 and Rental Loan Programs (RLP)

The purpose of the Loan Modification Program for Section 8 Projects (the "Program") is to permit eligible Maine State Housing Authority ("MaineHousing") borrowers to modify the interest rate and/or extend the term of MaineHousing amortizing loans secured by a first mortgage and security agreement, on projects which are subject to a New Construction or Substantial Rehabilitation Housing Assistance Payments Section 8 Contract or Projects Converted from Section 23 Leased Housing Program Section 8 Housing Assistance Payments Contract, in order to foster the preservation of federally subsidized affordable multiunit housing for families and individuals in Maine by assisting existing MaineHousing borrowers in their efforts to address rising project operating costs and ongoing debt service requirements.

The Loan Modification Program for Rental Loan Program (RLP) Projects is to permit eligible Maine State Housing Authority ("MaineHousing") borrowers to modify the interest rate and/or extend the term of MaineHousing amortizing loans secured by a first mortgage and security agreement, on projects which received financing under MaineHousing's Rental Loan Program (RLP) prior to January 1, 2005.

For more information about eligibility requirements, application processing, closing requirements and other related topics, go to www.mainehousing.org, select "Housing Partners" in the lower right corner of the home page, then select "Programs" and finally select "Property Management". The application for these two programs may also be found on this page.

MaineHousing Update, cont'd

MRSCA ELECTS NEW BOARD OF DIRECTORS AND EXECUTIVE COMMITTEE

The Maine Resident Service Coordinators Association (MRSCA) held their annual meeting on November 4, 2010, at which time they elected their 2011-2012 Board of Directors and Executive Committee.

Executive Committee:

President: Sara Forgione (Avesta Housing)
 Vice President: Jamie Mitchell (Dirigo Housing)
 Treasurer: Michelle York (Westbrook Housing)
 Secretary: Daniel Drost (MaineHousing)

Board of Directors:

Kristen Allaire (Westbrook Gardens)
 Kathleen Arabasz (Volunteers of America)
 Rich Blouin (Tisdale Management)
 Lynn Rodrigue (C&C Management)
 Lissa Sellow (Volunteers of America)

The following are the tentative dates and locations for MRSCA's Quarterly Meetings:

- March 10 - Augusta
- May 4-6 - Portland, New England Resident Service Coordinators Annual Conference
- September 15 - Southern Maine (exact location to be determined)
- November 17 - Lewiston/Auburn Area, Annual Meeting

SMOKE-FREE HOUSING POLICIES RECOMMENDED - NOTICE H 2010-21

On September 15, 2010, HUD released NOTICE: H 2010-21 - Optional Smoke-Free Housing Policy Implementation. The purpose of this Notice is to encourage owners/agents participating in a Multifamily Housing rental assistance program to implement smoke-free housing policies in some or all of the properties they own or manage. The Notice provides instructions to owner/agents on the requirements for implementing smoke-free housing policies and only applies to owner/agents who choose to establish such policies. A copy of this Notice may be found at www.hudclips.gov.



Recommended Bedbug Infestation Disclosure

The enactment of the "Treatment of Bedbug Infestation" law by the 2010 Maine Legislature places duties of disclosure on both landlords and tenants. Title 14 M.R.S.A. § 6021-A. It is our strongest recommendation that landlords/property managers begin using a simple disclosure form in order to create a paper trail.

The following form is relatively clear and straight-forward. It provides a format for you to provide all of the disclosure information initially required of you. More importantly, it requires the tenant to provide you with information that would place you, as a landlord/property manager, in a position to determine whether you need to further screen a prospective tenant (either at their expense or your expense, depending on whatever policy/position that is adopted by you and consistently applied in all situations).

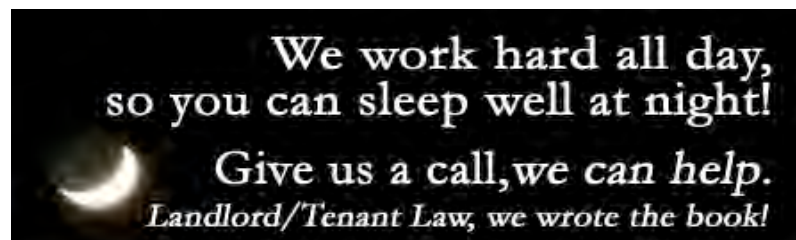
If a prospective tenant does not accurately disclose their past experience with bedbugs, this non-disclosure would be a violation of your lease (presuming you have a valid lease that requires tenants to provide accurate information as part of the application process).

Note that the initial landlord/property manager disclosure is very limited. If a current tenant, or a prospective tenant, requests additional information from a landlord/property manager, you are required to disclose the last date that the dwelling unit, or an adjacent unit, was inspected for bedbugs and found to be free of a bedbug infestation. We have not included that language on the following form, since our intention is not to needlessly advise people of their rights, but rather to make sure that landlords/property managers are complying with the law.

We have urged our clients to update their Application for Tenancy by inquiring whether the prospective tenant has lived in any residence within the last twelve months that had been infested with, or treated for bedbugs. We are also recommending that all leases, addendums and/or house rules include the following provision:

Both tenant and landlord are required to comply strictly with the Maine Bedbug Law (Title 14 M.R.S.A. §6021-A). Tenant agrees to promptly notify landlord if he knows of, or suspects, an infestation of bedbugs in the dwelling unit. Upon the tenant receiving notice of a need for access to the premises for bedbug issues, he must fully cooperate with the landlord and any pest control agent hired by him. The tenant is required to comply with all reasonable measures to eliminate or control bedbug infestation. Failure of the tenant to fulfill his obligations hereunder is a breach of this lease and is grounds for termination of this tenancy.

For more information about this law log onto our website or www.shankmanlegal.blogspot.com.



**Shankman
& Associates**
LEGAL CENTER

Bedbug Infestation Disclosures

Landlord's Name: _____

Tenant's Name: _____

Address of Rental Unit: _____

Property Manager/Landlord of the above unit does hereby disclose to the prospective tenant that neither the unit that is being rented, nor any adjacent unit, are currently infested with, or are being treated for bedbugs.

The prospective tenant hereby acknowledges that he or she has lived at the following addresses during the last twelve (12) months and that this list reflects all places where tenant has resided:

Tenant hereby confirms that none of the residential units in which they have lived during the last twelve (12) months were infested with, or being treated for, bedbugs during that duration of time.

Both Property Manager/Landlord and Tenant are legally bound to comply with the terms and conditions of Maine's Bedbug Infestation Law, which is located at Title14 M.R.S.A. § 6021-A.

Date: _____

Property Manager/Landlord

Date: _____

Tenant

Date: _____

Tenant