

Subject: RHIIP Listserv #126 - 2009 Operating Cost Adjustment Factors (OCAFs) & RHIIP Tip (Payments for Partial-Month Occupancies)
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RHIIP Listserv Posting #126

Wednesday, November 12, 2008

Welcome to the MULTIFAMILY HOUSING RENTAL HOUSING INTEGRITY IMPROVEMENT PROJECT (RHIIP) LISTSERV that brings you up-to-date RHIIP related publications, news, information and occupancy tips in an effort to help reduce errors in rent determinations and subsidy calculations.

Operating Cost Adjustment Factors (OCAF) Published

The Operating Cost Adjustment Factors (OCAF) for 2009 were published in the November 10, 2008 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, and under the Low-Income Housing Preservation and Resident Homeownership Act of 1990 (LIHPRA) projects assisted with Section 8 Housing Assistance Payments. The factors are effective February 11, 2009. The OCAF factors can be found at <http://www.hud.gov/offices/hsg/mfh/mfhsec8.cfm>.

RHIIP Tip: Payments for Partial-Month Occupancies

Owners are entitled to an assistance payment only for the actual number of days during the month that the tenant occupied the unit. If the move-out date is unknown because the tenant failed to notify the owner prior to moving out, the move-out date is the day the vacancy is discovered.

1. Exception for deceased tenants. The owner must prorate the assistance payment for a tenant who died during the month to the earlier of
 - a. 14 days after the tenant's death; or
 - b. The day the unit was vacated.
2. Calculating assistance for units vacated and re-occupied on the same day. For a unit that is vacated and re-occupied on the same day, the owner is only entitled to request assistance for the former tenant through the last full day of occupancy. The owner will request assistance for the new tenant beginning with the move-in day. The owner must never request assistance for both tenants on the same day.

In some cases, an applicant may move into a property while receiving subsidy at their previous residence. During these scenarios, the property in which the applicant is moving in can only bill HUD for subsidy the day following the day subsidy is terminated at the applicant's previous residence. It may be useful to perform a landlord check on the applicant, or utilize the Existing Tenant Search option in the Enterprise Income Verification (EIV) System, to determine if an applicant is receiving assistance somewhere else. At that time, previous management could be informed that their tenant will be moving into another property and their assistance should be terminated.

For more information on payments for partial-month occupancies, please refer to Chapter 9, Paragraph 9-12.E of HUD Handbook 4350.3 REV-1 Occupancy Requirements of Subsidized Multifamily Housing Programs.

Please encourage others to sign-up for the Listserv, so they too can receive current RHIIP related information from HUD <http://www.hud.gov/subscribe/maillinglist.cfm>.

You can view the RHIIP Tips Archives, under "Listserv-Multifamily RHIIP Tips" at <http://www.hud.gov/offices/hsg/mfh/rhiip/mfhrhiip.cfm>

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