

2019 Operating Cost Adjustment Factors (OCAFs) and Utility Allowance Factors Now Available

The Operating Cost Adjustment Factors (OCAFs) for 2019 were published on November 23, 2018 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 factors are effective February 11, 2019 and can be found at <https://www.gpo.gov/fdsys/pkg/FR-2018-11-23/pdf/2018-25440.pdf>

Below is a chart of the 2019 published OCAF factors, as listed in the Federal Register, for easy reference.

OPERATING COST ADJUSTMENT FACTORS FOR 2019			
State	OCAF (%)		
Alabama	2.9	Nevada	2.7
Alaska	3.5	New Hampshire	3.2
Arizona	2.7	New Jersey	3.1
Arkansas	2.8	New Mexico	3.2
California	2.9	New York	3.1
Colorado	2.7	North Carolina	2.6
Connecticut	3.1	North Dakota	2.8
Delaware	2.6	Ohio	2.7
District of Columbia	3.0	Oklahoma	2.7
Florida	2.9	Oregon	2.6
Georgia	2.9	Pacific Islands	3.2
Hawaii	3.2	Pennsylvania	2.9
Idaho	2.7	Puerto Rico	2.6
Illinois	3.1	Rhode Island	2.5
Indiana	2.8	South Carolina	2.7
Iowa	3.2	South Dakota	2.8
Kansas	2.6	Tennessee	2.7
Kentucky	2.7	Texas	2.9
Louisiana	2.6	Utah	2.6
Maine	3.0	Vermont	0.9
Maryland	2.7	Virgin Islands	2.5
Massachusetts	2.8	Virginia	2.6
Michigan	2.7	Washington	2.7
Minnesota	3.0	West Virginia	2.6
Mississippi	3.0	Wisconsin	3.0
Missouri	2.6	Wyoming	2.7
Montana	2.6	U.S	2.9
Nebraska	3.0		

Utility Allowance Factors for 2019, which may be used to adjust baseline utility allowances prepared in accordance with Housing Notice 2015-04, are also now available on HUDUser at <https://www.huduser.gov/portal/datasets/muaf.html>.

Note to PBCAs and HUD staff processing rents adjustments using Auto OCAF: As of today, the 2019 factors are updated in iREMS. Please delete any Amend Rents records effective 02/11/2019 and beyond that were created either automatically or manually with the old 2018 factors. A new record will automatically generate with the new 2019 factor. Neither PBCAs nor submitting owners will be penalized by HUD for delays related to the timing of the release of the 2019 factors.