



Management Bulletin #515

DATE: January 21, 2021

TO: Owners/Agents of Properties with Project Based Section 8

CC: Asset Management Department Staff

FROM: Asset Management Department, IHDA

RE: 2021 OCAF Adjustment

SUMMARY:

The 2021 Operating Cost Adjustment Factor (OCAF) for the State of Illinois is 2.6% OCAFs are issued annually by HUD on a state by state basis, and are used to determine renewal rents after expiration of original Section 8 project-based HAP contracts. HUD requires owners to use the new OCAF to determine rent adjustments for developments with anniversary dates **beginning February 11, 2021**.

New factors are announced in the Federal Register [here](#).

Please send in your completed rent increase request to the Authority **at least one hundred and twenty (120) days** before your HAP contract renewal/anniversary date. Rent adjustment requests must be accompanied by an annual utility allowance analysis.

For any questions about your rent or utility allowance submission, please contact Shardé Hondras, IHDA's Contract Coordinator at SHondras@ihda.org.
