

# NAHMAanalysis



## News and Analysis of Breaking Issues in Affordable Housing

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### 2002 Operating Cost Adjustment Factors Federal Register February 11, 2002

Effective date unclear. Notice indicates February 11, 2002 but text suggests October 1, 2001

The 2002 OCAF's are out. As you will see below they are much better this year than last.

STATE	FY 2002 OCAF	STATE	FY 2002 OCAF
Alabama	3.6%	New Hampshire	5.2%
Alaska	5.1%	New Jersey	3.5%
Arizona	2.6%	New Mexico	5.2%
Arkansas	3.5%	New York	5.0%
California	4.0%	N. Carolina	3.5%
Colorado	3.7%	N. Dakota	4.3%
Connecticut	4.7%	Ohio	4.0%
Delaware	3.6%	Oklahoma	4.7%
Dist. Of Columbia	4.0%	Oregon	3.7%
Florida	3.6%	Pennsylvania	2.9%
Georgia	7.2%	Rhode Island	5.4%
Hawaii	5.1%	S. Carolina	3.5%
Idaho	3.6%	S. Dakota	5.2%
Illinois	5.0%	Tennessee	3.4%
Indiana	4.1%	Texas	4.7%
Iowa	4.4%	Utah	3.9%
Kansas	4.4%	Vermont	4.6%
Kentucky	4.0%	Virginia	2.9%
Louisiana	4.5%	Washington	3.6%
Maine	5.3%	W. Virginia	3.3%
Maryland	3.7%	Wisconsin	4.2%
Massachusetts	4.7%	Wyoming	5.9%
Michigan	3.2%	Pacific Islands	3.8%
Minnesota	5.6%	Puerto Rico	3.6%
Mississippi	4.1%	Virgin Islands	3.4%
Missouri	4.0%		
Montana	2.8%		
Nebraska	4.1%		
Nevada	3.2%		
		<b>U.S. AVERAGE</b>	<b>4.2%</b>

While the publication of these has been very late, the factors are published for Fiscal 2002. We have earlier been promised that these factors would be retroactive to October 1, 2001. The

Federal Register insert shows a February 11, 2002 effective date, but the body of the text suggests that these are effective for the entire fiscal year. We are attempting to get clarification on this now and will keep you advised.

As you will see in reviewing the numbers we have wide geographic variations with Phoenix being a third of the factor that is applicable in Atlanta. If you are in one of the high increase states, and you have a contract that either is renewing this spring, or has renewed you will want to get with your Contract Administrator, or HUD office and get the rent increases revised to reflect these OCAF's.