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Sent: Monday, December 15, 2008 6:17 PM
To: jstary1@cox.net
Subject: Season's Greetings from New Alternatives



New Alternatives, Inc.

December 2008 Newsletter

Happy Holidays



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New Secretary of Housing and Urban Development Chosen

New York City housing commissioner Shaun Donovan is the choice for Secretary of Housing and Urban Development in the incoming administration, President-elect Barack Obama announced.

The role of HUD will be crucial in the days and months to come, Obama said, praising Donovan's record on expanding access to affordable housing. Trained as an architect, Donovan has worked in both the business and non-profit sectors and at HUD during the Clinton Administration, serving as deputy assistant secretary



Happy Holidays!

As another year draws to a close, we would like to take this opportunity to thank you for your patronage and interest in New Alternatives, Inc. It's time for reflection on the previous year and looking forward to new beginnings in the New Year.

We don't need to tell you that 2008 is rapidly disappearing! It certainly was an exciting year (depending on how you choose to define exciting!) Now it's time to look ahead, though. The big news we can look for in 2009 will be the approach that the Obama administration will be taking on Affordable Housing. Elsewhere in this newsletter you will find an article about the new HUD Director appointee, Shaun Donovan. I am excited to see that Mr. Donovan has such a diverse background including service in both the public and private sectors. I encourage you to keep involved in low income housing, let your elected officials know what we need and check back here for more critical updates!

May 2009 bring you and yours joy and happiness!



ACING Your REAC

Poor performance in the REAC inspection can have significant consequences for your property. Properties that receive REAC inspection scores between 31 and 59 are immediately referred to the Departmental Enforcement Center (DEC or EC). The local HUB director can exercise its discretion to withhold the referral based on good causes, however. While the Enforcement Center will work with Owners to resolve issues causing poor REAC scores, that resolution can include abating the Section 8 Contract. If the Contract is abated, HUD will issue the residents vouchers and help them to relocate to more suitable housing.

Being prepared for your REAC inspection is an on-going process that should culminate in a REAC pre-inspection. Our REAC program will give your staff an overview of the REAC process and the tools they need to conduct an inspection designed to identify the most common discrepancies noted by REAC inspectors. For more information on this training, send us an e-mail to info@newalt.net or visit our website, www.newalt.net.

AUDIT!

One of the most feared words in the English language. **Don't fear the QA review, Embrace it!** Being prepared and educated is one of the first steps in having a successful audit. Let New Alternatives, Inc. help you with our highly experienced Quality Assurance Review team.



We offer:

- Experience
- Forms
- File review
- Policy and procedure development and updates
- Assistance with a correction plan

We can provide these services:

- One-on-One time with the Review Professional
- Telephone Conferences
- Customized Information Packet

BE READY! Contact Jim Stary at info@newalt.net



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