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To: jstary1@cox.net
Subject: More News from New Alternatives

New Alternatives, Inc.



January 2009

Issue: 2



Welcome to New Alternatives

Greetings!

New Alternatives, Inc. wants to keep you informed! We will now be sending out a "more information" newsletter mid-month. We hope you find the information useful. Please feel free to request information or if you have an idea of what else you would like to see in our newsletter. Contact us at info@newalt.net

A Message from the President



It's no secret the fortunes of subsidized low-income housing have been slipping these past few administrations. From my perspective, though, that's all about to change. First, President Elect, Barack Obama's attitude is summed up as follows, "We need to approach the old challenge of affordable housing with new energy, new ideas, and a new, efficient style of leadership."

This approach is confirmed by President Obama's selection of Shaun Donovan, New York City's commissioner of Housing Preservation and Development, as the new Director of HUD. Mr. Donovan is well known from his work at HUD during the Clinton administration and for his work on affordable housing in New York City where he developed a \$7.3 billion plan to house 500,000 people.

Finally, the Senate has taken up the issue of low income housing in S 118, The Section 202 Supportive Housing for the Elderly Act of 2009. This bill would promote the construction of new senior housing facilities, preservation and improvement of existing facilities, support assisted-living conversion of existing housing and provide priority consideration for homeless seniors seeking

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Let's Talk Compliance!



Day Care payment

- can be used as an expense as long as another service is not paying for it, such as Medicare or Medicaid. If the family is paying for the service then their contribution would be part of the tenant's income.

Avoiding overcrowding

The number of bedrooms in an apartment will determine how many persons can live in the apartment. The normal "rule of thumb" is two persons per apartment. However, you will need to check your specific city's ordinance. HUD's rules are very vague and are always superseded by the city standards.

housing.
Now is the time for us to get involved by supporting the new administration and writing our elected officials in support of these initiatives.

Jim Stary, President
New Alternatives, Inc.

What's New with HUD



The things we need to be paying attention to at HUD these days are:

- HUD released the general section for the 2009 Section 202/811 portion of the SuperNOFA. If you're considering building new low income housing facilities, now is the time to be looking at that.
- iMAX and EIV: the conversion to the new 202c protocol takes effect in March and being enrolled in EIV is a critical part of this process. Look for more from us on this in the near future.
- Violence Against Women Act (VAWA) should have been implemented by now and you can count on your PBCA asking you about it at your next MOR.

Tip of the Day

When preparing your budgets for submission to HUD, remember to check HUD's Operations handbook, 4350.1, Chapter 7 for what needs to be included in your submission.

Quote of the Moment

"We need to understand that the old ways of looking at our cities just won't do," Barack Obama

Reasonable Accommodation - For example: If a tenant requests a raised toilet seat this is considered a reasonable accommodation. If you feel the cost of the item is too expensive, you need to take the time to look for a supplier who will provide the product at a less expensive cost. Without extensive documentation, you cannot refuse to provide the tenant of their request based on a cost issue.

\$400 deduction

If your building serves both seniors over the age of 62 and disabled, your disabled tenants will receive a \$400 Medical deduction that HUD allows. If the disabled person is under the age of 62, though, you need to show proof of the person's disability before crediting them with the medical deduction.

Nicolina Stary,
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