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Subject: News from New Alternatives



NEW ALTERNATIVES, INC.

News from New Alternatives, Inc.

October 2008

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Natural Gas - Price Update



September 22nd was the first day of Fall! In the Mid-west, we know it's time to start preparing for Winter. For property managers, this means buying bulk salt, renewing your snow plowing contract and making other preparations for the coming cold weather. As you know, there is a lot of competition in the utilities market these days. The good news is that no matter which supplier you use, if you haven't done so already, you should be talking to them about rates. My friend Kate Dunkin at IGS Energy (Email:kdunkin@igsenergy.com) told me that as of Monday 9/30/08, the market was 43% lower than it was July 1st. This is the lowest the market has been since then and going into winter, this is a great time to be locking in a low rate for the heating season. Remember, rates fluctuate daily. So, you should contact your supplier as soon as possible to review your options.

You can use this sidebar to communicate something other than the details of your event to your contacts. It may be news in your industry, organization changes or the results of your most recent website poll. Inserting a link in your article lets you track which topics attract the most interest.



HUD Occupancy Manual on CD

New Alternatives, Inc. has the latest version (4350.3 Rev1 Chg2) of the HUD Occupancy Manual on CD available for \$50. Call (216) 521-9514 or email us info@newalt.net



Happy Fall and Happy Halloween! We hope you enjoy this month's newsletter. As always, if you have any questions or comments, feel free to email us at info@newalt.net

Clarification of HUD Model Lease



On September 18th, HUD issued a memorandum to the field providing clarification on HUD Model Leases.

Beginning in March of this year, the Office of Management and Budget, OMB, approved the HUD Model Leases. This caused owners/agents to have to re-issue the leases to their residents to insure that the lease on file contained the OMB approval and expiration information.

The additional problem caused by this requirement was that many of the TRACS complaint software programs being used by Owners/Agents did not incorporate the additional OMB information on the forms they generated. Effective with the September 18, 2008 notice, HUD advises that leases generated by TRACS compliant software that do not contain the OMB information will be acceptable. Owners/Agents are cautioned, however, that manually prepared leases must still contain the OMB information. HUD further states that the leases available at www.hudclips.org will contain the required OMB information. We recommend that you use that source for the manually prepared leases you use at your properties.

The MOR process is also affected by this change. To quote the HUD Notice, HUD/CA reviewers, "must not cite owners or management agents where they find that the Owner/Management Agent (O/A) is using a lease containing modifications approved prior to the release of the OMB approved model leases or is using a lease that does not include the OMB approval number or OMB expiration date. However, HUD staff, PBCAs and TCAs should continue to cite O/As for other lease related issues such as not using the correct model lease, modifying the lease without HUD or CA approval, etc."



Questions from the Field

Question: I have a disgruntled tenant who is spreading the rumor that he has contacted HUD and they referred him to the Contract Administrator because we did not write a lease violation on a tenant (one he doesn't get along with). The disgruntled tenant also claims he has contacted a local prosecuting attorney, who has told him our "punishment" likely will be the loss of our subsidy for one year and all of the residents are going to have to pay market rent for one year. What should be done?

Response:

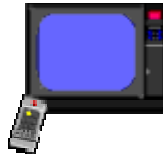
· First, if the Contract Administrator/HUD receives a complaint from a tenant, the staff will contact the owner to determine the facts of the matter. Hearing your answer, I suspect they would close the issue.

· The second issue is suspension of HAP payments in response to violations of HUD regulations. Generally suspension of HAP payments is the last resort available to HUD and it is only taken after arrangements have been made to protect the residents. This case doesn't merit that action.

Here's your chance: Send us your questions. Those of a general nature will be printed in our monthly newsletter. And remember, as they used to say on Dragnet, "the names have been changed to protect the innocent".



If you have questions about this or would like to obtain a copy of the notice, please write me at info@newalt.net



TV Goes Digital - How the Federal Government is Helping with the Transition

Date of Effect: February 17, 2009

Who will be affected? Populations with older television sets and/or those who cannot afford cable.

Transition Options

Buy a converter box that will plug into their analog TV.

Buy a TV with a digital tuner.

Connect their analog TV to cable, satellite or other pay service.

Federal Government Coupon Program The Federal Government is offering U.S. households up to two \$40 coupons to help pay the cost of up to two certified converter boxes.

Consumers may request coupons between January 1, 2008 and March 31, 2009 through a toll-free customer support center, a Web site, fax, and through the mail. Coupons will be sent to households via U.S. mail and may be redeemed at participating retailers throughout the nation.

What can owners and management agents do? Obtain information from the website www.DTV2009.gov and distribute it to the residents.

The notices available are as follows:

*Will Your TV Work Next Year?** - Flyer describing transition, if a converter box is needed and converter box coupon details

*Converter Box Coupon Information Application** - For mailing and instructions on how to apply by other methods

*Digital Tips*** - Instructions on setting up the converter box

Forms Update - Forms You Should be Using



Release of Information 9887/9887A (02/2007)

Race and Ethnic Data Report Form - OMB Approval No.2502-0204 (Exp. 3/31/2011)

The content of the forms has not changed - just dates and approval numbers.

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