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New Alternatives, Inc. Newsletter

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In This Issue

Occupancy Corner

What is Independent Living?

Seniors & Scams

Occupancy Corner



Third party verification that HUD will accept is:

- Written/Mail
- Verbal - if you talk to someone in person make sure you document the date and time and get the name, title and extension number (if applicable) of the person you spoke to.
- Fax
- Email or electronic

Just remember you need to document date, time and the person who either emailed or faxed the information.

Documentation

If you have attempted to get 3rd party verification and do not get a response, you need to document the information. Make sure the documentation includes:

- Why is the 1st party verification being used?
- The number of attempts you make to the vendor for third party verification
- Document the date and time on the form

Greetings!

We have some great information for you in this month's "2nd" newsletter. We hope you enjoy it and find it informative. Read on!

We welcome your feedback on our newsletters. Email us at info@newalt.net

What is Independent Living?

- The prevalent view in the conventional multifamily housing community is that independent living means that a person is healthy or not handicapped or not in need of assistive services.
- "Only slightly more than half of Americans know that it is illegal for landlords to refuse to make reasonable accommodation for persons with disabilities or to permit reasonable modification to a housing unit." (HUD PDR report)
- In HUD subsidized housing we need to understand that Independent Living means accepting any person/family who can demonstrate their ability to meet the requirements of the lease and or HUD program regardless of whether or not they need assistance to do so.
- When looking at the families to be housed in your apartment community, be sure you understand HUD's regulations as they pertain to program(s) you participate in. Check your Regulatory Agreement and your subsidy contract.
- Don't assume you know, be sure to document the requirements. Penalties for violating the law can be substantial.

· Sign it with your name and title

Seniors & Scams

Everyone should be on guard against scams, but seniors can sometimes be more vulnerable to fraud.

Five things to remember and share with your tenants:

- If an offer sounds too good to be true, it probably is
- When it comes to "now or never opportunities", go with never
- Keep account numbers, codes and passwords private
- Shred bills, junk mail, and receipts when discarding them
- Don't be afraid to report your feelings and experiences. If you are uncomfortable, tell someone.

Set up a meeting with your tenants and give them this information. Invite a police officer to attend and discuss common fraud. If you find your tenants do not come to meetings, put together a flyer with the information.

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