

NYAHMA BRING REAC TRAINING TO NEW YORK

The first REAC training program came from Washington DC to New York City on Monday November 17 and the second training program started on the afternoon of Wednesday November 19th. We had an overwhelming response but space was limited, there were three registrants for every seat. The sessions were a success and NYAHMA has begun making plans to offer these sessions again. Below was a typical response to the REAC training:

Hello Greg,

I want to thank you for the REAC training provided for several of my staff members. It was nothing short of fantastic. Each staff member returned to me knowledgeable, enthusiastic and eager to tackle the work ahead of us! Without exception, they were charged and ready to go! The trainer was particularly good and each staff member had very positive comments on his presentation and its effectiveness.

Many thanks . . . and rest assured, this training meant a great deal to us here at St. Margaret's House. You have provided the kind of training our state organization, NYAHSA and national organization, AAHSA, have failed to design. Well done . . . a happy member!! Joe Breed

NEW YORK'S OWN SHAUN DONOVAN CONFIRMED AS NEW HUD HONCHO

On the evening of January 22, the Senate unanimously approved Shaun Donovan as the next HUD Secretary. Mr. Donovan, who had been serving as the Commissioner of New York City's Department of Housing Preservation and Development, will join the Obama Administration as the 15th Secretary for Housing and Urban Development.

Donovan, 44, was confirmed by voice vote. He was New York City's housing commissioner, a position he had held since 2004. Members of both parties praised his qualifications to lead HUD at a Jan. 13 confirmation hearing before the Banking, Housing and Urban Affairs Committee.

Donovan served as deputy assistant secretary for multifamily housing at HUD during the Clinton administration, when he was responsible for programs involving privately owned apartment complexes. He has also worked at Prudential Mortgage Capital Co. as managing director of its Federal Housing Administration lending and affordable housing investments.

Donovan has promised a more aggressive and far-reaching effort to ease the mortgage crisis and promote affordable housing. He had taken a leave of absence from the Bloomberg administration to advise Barack Obama during his campaign.



HUD Secretary Shaun Donovan

JOIN NYAHMA

During these tough economic times and the downward pressure of affordable housing let NYAHMA be your voice. The economic stimulus bill signed into law and has money you can get – Let NYAHMA show you Join NYAHMA at NYHAMA.org

EDUCATIONAL/SEMINAR 2009 TOPICS

MARCH

"New Elevator Codes" & "Code Violation Removal"

APRIL - All Day Session

Morning:

New York State Division of Housing and Community Renewal Bidding and Contracting;

Afternoon:

Managing your HUD Capital Improvement Program (MIO Plan for failed REAC inspections and the Rehabilitation Process)

MAY

"Energy Efficiency - Saving Money on Fuel/Gas Costs"

- Benefits from an oil/gas cooperative
- Stimulus funds to retrofit our buildings
- Greening-Products NYSEDA

Best Practices on Risk Management & Insurance and REAC Appeals

JUNE

Mitchell Lama Rules of Engagement & Best Practices on Legal Issues

Please email your comments, suggestions and "hot topics" to our Executive Director Greg Carlson at info@nyahma.org

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EXECUTIVE DIRECTOR'S REPORT

I would like to start off by thanking each and every one of you for your membership; you have made NYAHMA a successful association. Changes have taken place as far as the relationship with our national association. Management companies, owners, associate and affiliate members will have a portion of their NYAHMA dues go to the national association. Individual projects will be known as affiliated projects. Those projects will not receive information from the national association but will receive information from NYAHMA or their management/owner. If a project wants to belong to the national association also, please email me at info@nyahma.org and I will let you know the process. NYAHMA is committed, along with its governmental partners in achieving transparency and the mutual goals of affordable housing, without jumping through hoops. Your NYAHMA Board continues to work with the various agencies to achieve this hard fought end.

NYAHMA will shortly gear up its educational program for the rest of this year. Please see our educational calendar in this newsletter. If you have a topic of interest that you would like NYAHMA to present, please email me at info@nyahma.org.

Membership is the bloodline of any association. Having been in the association industry for many years, the best tool for new membership is "word of mouth" I ask all our members to please spread the word around and tell your colleagues and especially your vendors that NYAHMA is the place to be.

Again thanking you for being a partner in our mutual effort.

Gregory J Carlson,
Executive Director, NYAHMA

NEW CONCERNS ABOUT RESIDUAL RECEIPTS - NONPROFITS BEWARE!

HUD recently contacted several owners of 202s who in recent years had tapped their residual receipts accounts to pay for needed improvements, and demanded reimbursement of the residual receipts from the projects' replacement reserve accounts. It should be stressed that we are talking about projects who properly requested and received authorization from HUD before withdrawing any funds. In effect, HUD said "oops!," we shouldn't have authorized residual receipts, please give us the money back.

While at first blush requesting that replacement reserve funds be transferred into the residual receipts might not seem all that unreasonable, the fact is that the rules governing and the purposes of the two funds are different. It is likely that some if not all of the requests may not have been made in the first place had the owners known the funds would have to come from replacement reserves.

This affects projects throughout the country, not just in New York, and for that reason your NYAHMA board has asked our national organization – NAHMA – to put it on the agenda for the Regulatory Affairs Committee meeting next month during NAHMA's Winter Meeting in Washington. NYAHMA representatives will of course be attending.

Please email your comments, suggestions and "hot topics" to our Executive Director
Greg Carlson at info@nyahma.org

SEPTEMBER

"Regulators Conference"

OCTOBER

"Fair Housing and Equal Opportunity Requirements," ADA and Section 504 Reasonable Accommodation & Best Practices" on "Accounting and Financial Management".

NOVEMBER

Government Compliance a "How to Session" MOR's and How to respond to audit reports and how to appeal scores

NAYAHMA TO MEET WITH HUD NY

Your NYAHMA Board periodically meets with key staff at the New York HUD office. We would very much like to know what issues or concerns you would like us to raise on your behalf. NYAHMA represents *you*, and these meetings are a great opportunity to be heard. Please email your comments, suggestions and "hot topics" to our Executive Director Greg Carlson at info@nyahma.org

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