

NAHMA Analysis

News and Analysis of Breaking Issues in Affordable Housing



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REAC Inspection Distribution Change as of 3-31-2001 Financial Statement Submission Deadline Extension to 4-7-2001

Effective March 31, REAC is discontinuing mailing paper inspections to Owners/Managers. From April 1, 2001 forward you will have to download the inspection from the REAC Internet site at www.hud.gov/reac/tools/reasyst.html

From April 1, 2001 forward the time limits for inspection appeals and data base adjustments will start from the date the inspection is posted to the Web for downloading. Recall that only your Secure Connection Coordinators will be able to download inspections, system users do not have access to the inspections at present.

George's Spin: This announcement was expected. In our discussions and meetings with REAC since last fall we had been urging REAC to widen access to all users for inspection downloads before implementing this change, they have not been able to do so for technical reasons. For medium and larger firms having at most two people to track and download inspections is something of a problem. If this will be a problem for you, Bill Hill at REAC has agreed to arrange for additional coordinators. You can contact him by E-mail at William_W_Hill@HUD.gov or by phone at 202-708-4932 x 3279. Inspections typically are available within 72 hours of the inspection at your site.

REAC is looking at options for alerting you by E-Mail that your inspection is available. We have suggested E-Mail delivery is preferable to posting. If you have not been downloading inspections yet, the process is actually pretty easy, the direct address to log in is: www.hud.gov/reac/tools/reasyst.html. You will need Adobe Acrobat Reader 4.x or Adobe Acrobat 4.x or later to display and print the inspection. We have downloaded inspections and the process using Internet Explorer 5.5 has been smooth. There have been reports of problems downloading if you are using later versions of Internet Explorer (5.x) and Netscape Navigator (6.x), REAC is working on a fix now.

The filing deadline for Calendar Year 2000 Audits has been extended one week to **April 7, 2001**. As you may have heard the HUD internet server was down four days from March 14 to 17. Because of the unavailability of the server to submit audits for the period ended 12-31-2000 the deadline has been slipped one week. We understand that all data that was on the server that went offline has been recovered, and nothing was lost.